

1932 HOME BUILDERS PLAN BOOK

"The Plan Book of Building in Canada"



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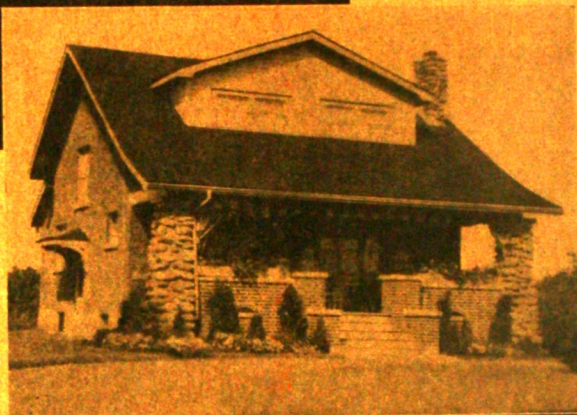
SAVE

BY BUILDING

Two years ago an \$8,000 house would cost you \$8,000 . . . This year, the same \$8,000 house will cost you less than \$7,000.

On an average, building materials are down as much as 25% . . . labor is 10% less. Put together, any home can be built from 10 to 20% less, than in 1929.

Not since the World War has it been possible to build a good new house so cheaply. The dearth in building operation during the last two years is responsible for the present low level of building costs. Proof that material costs have reached their low, comes every day in reports of increased residential building activity . . . the accumulated demand for new homes is making itself felt.



... YOUR HOME THIS YEAR

Material and labor rates are bound to respond to increased construction . . . bargain levels cannot exist for many more months. The shrewd buyer is making 1932 his building year . . . every building dollar invested this year will be worth \$1.25 at normal price levels. Any building constructed this year can later be sold at a profit. In times like these, profits are born of good investments . . . call and let us tell you about it.



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THE events of the past three years have caused many people to re-adjust their ideas of basic values. They are asking themselves: "What is really worthwhile; what things are permanently valuable or useful?" We have witnessed our fondest hopes and financial expectations, nurtured in the heat and fervour of a tremendous stock market boom, one after another shattered by the devastating whirlwinds of a widespread depression. We run hither and yon like frightened wild things fleeing before the approach of the forest conflagration, looking frantically for some place of security, some safety zone where we can with confidence deposit whatever few belongings and assets that remain to us and re-establish ourselves in a more certain situation.

AND so it is that, with life stripped of much of the intoxicating glamour of money madness and with the gilt on our nicely engraved stock certificates fading out in the attic, we turn at last to the basic and essential things, and first among these, now as always, is the Home.

The security of home investment has never been doubted or questioned, though it may have been forgotten for a time during our hurrying to and from stock brokers' offices. In the face of such uncertainties as we have come through and now seem to be gradually emerging from, the permanent, tangible, practicable values of Home Ownership loom up especially clear.

THE man who decides now to buy a home or to have one built for him, embodying some long-cherished features and designs, is not only investing in the best of all securities, but is laying up for himself and family a treasure that will assure much real happiness in the days to come. He is, in fact, making an "Investment in Happiness" in addition to taking a step denoting sound judgment.

IN all truth, it may be said that there has not been for many years past, and may not be for many years to come, a more favorable time to build than the present. With the lowest material and labor costs prevailing in a decade, and which are now at the bottom, it cannot be too strongly urged that "NOW IS THE TIME TO BUILD." Just think of it—you can build your new home today complete for the same amount spent on a similar

dwelling, without heating, plumbing or electric wiring in 1925! At the present average cost of construction, investment in home building offers greater attractions, even from a purely business point of view, than even the best of gilt-edged securities.—
"BUILD NOW AND SAVE."



THE purpose of this Home Builders' Plan Book is to provide persons contemplating home building with ideas and designs based on the best Canadian architectural and construction practice in the low and medium cost price range. The editors have selected the home designs from hundreds of photographs and plans. During the summer and autumn of 1931, staff representatives travelled over 8,000 miles and visited over 100 towns in Ontario and Quebec. The territory from Windsor to Montreal and north to New Liskeard was thoroughly surveyed and photographs and plans of the most modern, marketable types of homes secured in each locality.

One or more of the principal styles of domestic architecture have been included in this issue, preference being always given to compact plans that are economical to follow and adaptable to the smaller home building sites. Estimated costs are not given, since prices may vary in different parts of the country. Prospective home owners should remember that the only estimate that is worth anything is the estimate obtained locally from reputable builders and dealers, since they

alone can back up their estimates with actual performance.

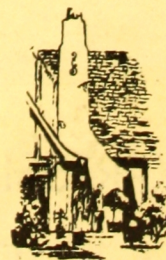
THE HOME BUILDER'S PLAN BOOK does not furnish working plans of any of these designs, unless where specifically stated in the book. However, the editors are interested in knowing the houses which particularly interest you. When the preference of our readers is known, we will make an effort to provide working drawings of such homes through the Home Builders' Service Bureau. The editors would also welcome suggestions as to the type, size, and cost of homes that you would like featured in future issues.

For the Dealers, whose enterprise and co-operation has made the distribution of this book possible, we bespeak your practical support. Your local dealer regularly carries, or can secure for you on short notice, all high grade materials necessary for home building.

For the Architects and Builders of your locality, we solicit your co-operation and interest. They are the men specially equipped by training and practice to advise you on all details of construction. Become acquainted with them. Place your desires and financial possibilities before them. You will be pleasantly surprised at what may be done, even with limited resources.

And finally, for the Advertisers, whose messages appear in this issue, we would ask your closest consideration. They are all firms of the highest standing in their respective lines, noted for fair dealing and honest manufacture.

If you are interested in buying, building, repairing or modernizing, be sure and use the Inquiry Postcards. They are incorporated in this book as a service feature and their use will bring you a wealth of helpful information without cost or obligation. The Home Builders' Service Bureau is truly at your service.





EXPRESSING HOSPITALITY

The cordial welcome extended by this friendly doorway with broad inviting steps is a pleasant first impression for arriving guests.

A WORD TO THE WISE HOME SEEKER

FREQUENTLY a home is chosen by capricious trifles—the sweep of a roof line or the size of a fireplace—rather as one chooses a friend for his or her likeable traits; but in both instances the “wearing quality” depends on the entire character or composition. Efficient architects and builders take pride in producing homes absolutely sound in all structural points—well planned, beautifully finished, and equipped with every modern convenience; and the prospective home owner who has an understanding of what he is entitled to will not succumb to a mirror door while ignoring foundation walls and insulation. Correct adaptations of approved forms of architecture—English, Tudor, Georgian, Colonial, etc., offer scope for charming individual features; and foresighted investigation will ensure pleasing characteristics reinforced with permanence and good taste.

In this age of efficiency, when well-trained craftsmen and accurate machines guarantee the smallest detail which enters into construction, a purchaser is educated to demand a home of quality. Beauty comes from honest structure and perfect functioning, and in the interests of all who wish to encourage an appreciation of sound workmanship and correct design, we print a list of details to be considered by the home seeker; each item representing a single link in the chain of home satisfaction. In choosing a home these important points should be borne in mind. The interest and precaution expended before purchasing will forestall the discovery of weak or missing “links” by a disappointed owner.

The average man or woman in search of a home has a general idea of the style preferred, the side of the street they wish to live on, and, usually, a conception of some favored details, such as a spacious library with plenty of bookroom or an inviting entrance hall. But the purchaser who makes an investigation of even half of the 212 items mentioned in our appraiser's check list is an unusual customer. And considering the important place a home holds in the family's affec-

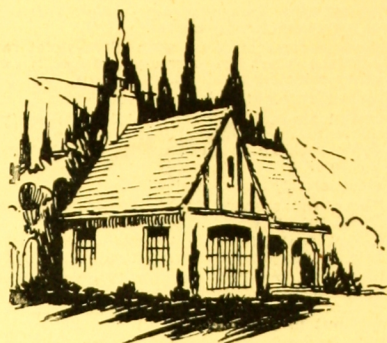
tions, it is strange that so often it is bought with little attention to details—those important trifles that mean satisfaction.

Beauty, of course, is not a fundamental necessity like solid foundations. In fact, it is a thing which some people are totally indifferent to, a great many rather vaguely enjoy, and a few look for more than anything else. But it is an essential element of architecture, and unless the lines of a building are arranged with the object of being agreeable to the eye, as well as satisfying to the intelligence, the result is not architecture but only construction. The happy medium is an appreciation of quality in relation to both composition and line.

For those who cannot afford to buy a new home, and also in the interest of those who through long association have learned to love an old-fashioned home too well to desert it for a more modern one, we print a list of improvement suggestions—modernizing touches which will bring the advantages that make today's home a place of comfort and convenience.

98 Home Improvement Suggestions

- ☐ Develop recreation room in basement.
- ☐ Install cedar lining in one or more existing closets.
- ☐ Repair or replace gutters, leaders, or flashings.
- ☐ Install dormer window or skylight to make attic space more useful.
- ☐ Repair existing roof; restrain or apply preservative to wood shingles; repaint canvas deck roofs; stop all leaks.
- ☐ Reroof with wood, asphalt, asbestos or metal shingles, slate, clay, tile, or metal.
- ☐ Repair or replace hardware; correct sagging doors or defective windows.
- ☐ Install a milk or package receiver.
- ☐ Convert coal-fired boiler or furnace to burn low-cost buckwheat or pea coal.
- ☐ Apply asbestos or other heat insulating covering on pipes and boiler to reduce waste of fuel.
- ☐ Reconstruct and straighten warped chimneys, add chimney pots, point up old masonry to improve draft.
- ☐ Construct new outside chimney to permit introduction of new fireplaces.
- ☐ Clean chimney flues; clean out ash pits, repair flue connection, reset furnace.
- ☐ Install an incinerator.
- ☐ Modernize exterior of house by applying shingles, clapboards, brick facing or stucco over present exterior.
- ☐ Repair porch railings, floors, steps, etc.
- ☐ Add new porch or enclose existing porch with glass to make new sunroom.



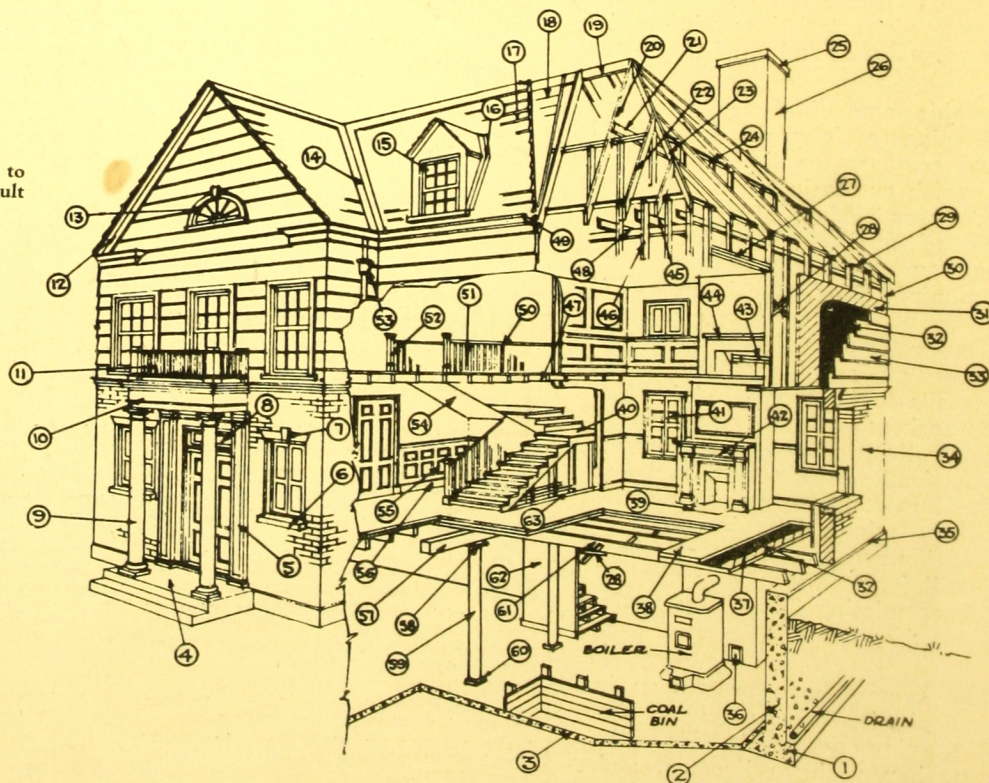
- ☐ Construct new removable winter vestibules for doors exposed to cold winds.
- ☐ Build portable screen enclosure for open porch for summer use.
- ☐ Prepare window and door screens for next season's use, including rewiring where necessary and repainting.
- ☐ Install full-length mirrors on bedroom doors.
- ☐ Install modern closet fittings, such as shoe racks, clothes hangers, linen shelves, storage drawers, etc.
- ☐ Install booster fan on warm air pipe leading to underheated room.
- ☐ Correct the heating of a cold room.
- ☐ Repaint exterior of house in fall while weather permits.
- ☐ Modernize floor plan of house by combining two rooms in one, changing or removing partitions, etc.
- ☐ Convert large closet into an extra toilet or shower room.
- ☐ Provide extra bedroom by subdividing large room, by using waste space in attic, or by extra addition.
- ☐ Install wash basin in bedroom.
- ☐ Install door bed in sewing room, library, or other extra room (having a closet) to make it a convertible bedroom for occasional guests.
- ☐ Enlarge existing garage for extra car or build new garage.
- ☐ Remove dead wood from trees and shrubs and have tree surgeon repair decayed parts of important trees.
- ☐ Reconstruct dry-wells; carry drainage from leaders further from foundation; or apply waterproof membrane around exterior of basement walls before ground freezes (to forestall flooded cellars in spring where conditions indicate need).
- ☐ Modernize existing bathroom—new wall treatment, flooring, fixtures, medicine cabinet, etc.
- ☐ Build new closets.
- ☐ Provide outside accessories such as window boxes, trellises, bird houses, etc., ready for use in the early spring.
- ☐ Erect new fences, gates, arbors, pergolas and other outdoor garden structures.
- ☐ Construct concrete, stone or brick walls, terrace, or steps to house or garden.
- ☐ Conceal all radio wiring, including aerial and ground connections.
- ☐ Install new concealed radio wiring to permit use of extension speakers.
- ☐ Install remote control for radio receiver, built-in speakers, etc.
- ☐ Modernize the kitchen arrangement for more efficient work.
- ☐ Build breakfast nook in unused part of kitchen or pantry, or build new breakfast porch.
- ☐ Install new kitchen or pantry cupboards and closets or modernize storage space.
- ☐ Install oil burner, automatic stoker (coal or coke), or gas burner in heating plant.
- ☐ Relocate or replace radiators.
- ☐ Install movable disappearing stairway for space economy.
- ☐ Convert warm air heating plant to modern forced circulation system for better heating, with humidification.
- ☐ Convert one-pipe steam heating system to vapor-vacuum system for more uniform heating and greater fuel economy.
- ☐ Improve operation and efficiency of two-pipe steam, vapor or hot-water system.

- 4
- ☐ Install new high-efficiency boiler, furnace, or air conditioning heater.
 - ☐ Replace common glass with ultra-violet ray (health) glass in nursery, sunporch, or other selected windows.
 - ☐ Install automatic heat control device.
 - ☐ Install air-moistening (humidifying) equipment to create more healthful conditions (now possible with any type of heating system).
 - ☐ Weatherstrip doors and windows.
 - ☐ New storm sash or double windows for exposed rooms.
 - ☐ Install fuel lift from basement wood pile to near fireplace in living or dining room.
 - ☐ Install an invalid's elevator to give greater freedom of movement for a person who cannot climb stairs. (Can be installed without major alterations.)
 - ☐ Have wiring system checked over for compliance with insurance requirements.
 - ☐ Modernize lighting system—relocate fixtures, substitute wall brackets for chandeliers, provide new fixtures.
 - ☐ Install extra electrical outlets to eliminate or reduce the need for long cords.
 - ☐ Eliminate the nuisance of finding light pull cords by installing adequate wall switches at entrances.
 - ☐ Install new sink in kitchen or pantry.
 - ☐ Install an electric dishwasher.
 - ☐ Install pilot light on selected switches.
 - ☐ Install night lights or bed lights in bedroom with switch at bedside.
 - ☐ Eliminate batteries on bell call or annunciator system by installing small power transformer.
 - ☐ Provide low voltage current in playroom for operating electric trains and toys.
 - ☐ Modernize the laundry equipment—perhaps including new trays, washing machine, ironer or clothes dryer.
 - ☐ Install laundry chute.
 - ☐ Remove storm windows in early spring. Replace old screens with more convenient type, such as roll-up or outswinging.
 - ☐ Early spring exterior painting of all items not repainted in the fall.
 - ☐ Repair cracked, loose, or fallen plaster on walls or ceilings throughout the house.
 - ☐ Plaster basement ceiling on metal lath for fire protection, cleanliness, and better appearance, or surface with wallboards.
 - ☐ Cover defective plaster ceilings with fabric, wallboards, or pressed metal to eliminate future repairs.
 - ☐ Install a ventilating fan in kitchen.
 - ☐ Correct defective fireplaces.
 - ☐ Install hearth and mantel for gas or electric radiant heater in bedroom or other room lacking chimney connections.
 - ☐ Install pine, oak, or other plank, or paneled walls in dining or living room.
 - ☐ Modernize obsolete interior trim and doors by replacing with new.
 - ☐ Repaint interior trim in one or more rooms, or throughout.
 - ☐ Insulate roof or attic floor to reduce heat losses in winter and to make second storey or attic bedrooms cooler in summer. Also consider insulating side-walls of house for maximum comfort.
 - ☐ Line unfinished attic space with insulating boards or plaster to create extra room or playroom.
 - ☐ Build in new bookcases, window seats, china closets, telephone closet or cabinet, folding ironing board, children's toy cupboard, work bench, etc.
 - ☐ Dampproof basement walls on inside to prevent leaks.
 - ☐ Insulate cellar walls and cold water pipes to minimize condensation and excessive dampness in mild weather.
 - ☐ Redecorate with paint, plastic paint, wallpaper, wall fabrics, wood veneer, or other material one or more rooms.
 - ☐ Kalsomine or whiten ceiling throughout the house.
 - ☐ Install new hot-water heater or tank.
 - ☐ Refinish hardwood or painted floors, or cover existing floors with pre-finished or block type wood flooring.
 - ☐ Install linoleum, rubber tile, or other modern decorative composition floors in selected rooms.
 - ☐ Install ceramic tile floors or wainscots in bathroom or kitchen.
 - ☐ Add new bathroom (by rearrangement of partitions or exterior addition, or in attic or other spare space).
 - ☐ Install shower enclosure in bathroom.
 - ☐ Install modern concealed radiation.
 - ☐ Install an electric sump pump to automatically remove water from basement where subject to flooding during spring.
 - ☐ Install handrail on stairs (cellar, service, or main staircases); reconstruct cellar stairs for greater safety; install gate at head of stairs to safeguard children.
 - ☐ Recondition driveway, applying new crushed stone surface; reset brick or flagstone walks or terrace pavements where lifted by frosts.

Guide to Building Terms

When your builder refers to "Collar Beams", etc., consult this sketch.

1. Footing.
2. Foundation wall.
3. Basement floor.
4. Porch floor.
5. Pilaster.
6. Window sill.
7. Key stone.
8. Transom.
9. Column.
10. Entablature.
11. Balustrade.
12. Cornice.
13. Fan window.
14. Valley.
15. Dormer window.
16. Flashing.
17. Shingles.
18. Roof sheathing.
19. Ridge.
20. Common rafter.
21. Collar beam.
22. Jack rafter.
23. Hip rafter.
24. Purlin.
25. Chimney cap.
26. Chimney.
27. Header.
28. Bridging.
29. Plate.
30. Corner post.
31. Sheathing.
32. Building paper.
33. Siding.
34. Brick.



35. Water table.
36. Cleanout door.
37. Subfloor.
38. Finish floor.
39. Hearth.
40. Stair landing.
41. Casement window.
42. Fireplace.
43. Rough sill.
44. Mantel.

45. Ceiling joists.
46. Studding.
47. Floor joists.
48. Ribbon.
49. Gutter.
50. Handrail.
51. Balustrade.
52. Newel.
53. Leader head.
54. Stair soffit.

55. Wainscoting.
56. Base.
57. Girder.
58. Column cap.
59. Basement column.
60. Column base.
61. Joist.
62. Partition.
63. Lath.



GRACIOUS FORMALITY

The loveliness of this stairway sheds beauty throughout the home. Designed by George Moorhouse & King, Registered Architects.

APPRAISER'S CHECK LIST

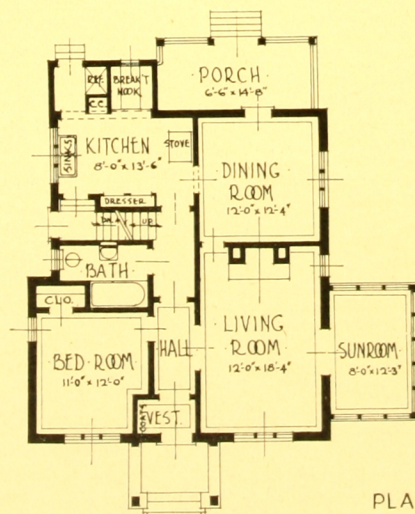
ITEM				ITEM				ITEM			
MAJOR IMPORTANCE				LIVING ROOM				BED ROOMS			
Ist	Class	Fair	Poor	Ist	Class	Fair	Poor	Ist	Class	Fair	Poor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good ceiling height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling heights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exposure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doorways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space for piano	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space for twin beds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space for davenport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space for double bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space, other furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space for dresser	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space for chiffonier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall space for dressing-table	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of radiator or register	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of radiators and registers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mirror door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of switches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dressing room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Decoration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Closet space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Book cases	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BATH ROOM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenient location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tile walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	View and exposure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built-in features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CLOSETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cedar lined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	French doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dressing closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shelves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KITCHEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hangers, hooks, fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Efficient arrangement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wardrobe built in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exposure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes chute	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Linen closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain-board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISCELLANEOUS EQUIPMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Table space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Radio wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dish-washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall beds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas stove space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concealed radiation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Luminous house number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Silent sash pulleys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas stove vent pipe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transom ventilators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shutoffs for pipes leading to different fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Weather stripping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outside hose connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Breakfast nook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drapery hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Broom closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes drier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built-in ironing board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GENERAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilating fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumb waiter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coat closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairway to admit carrying up furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mixing faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairway from landing to kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven regulator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete walks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Package receiver	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range—gas or electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GENERAL APPEARANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Down spouts connected with sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Painting, outside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Painting, inside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes-poles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Decoration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plate windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Children's playground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flower boxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leaded windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garden seats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wrought iron	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sun dial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window sills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trellis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Awnings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



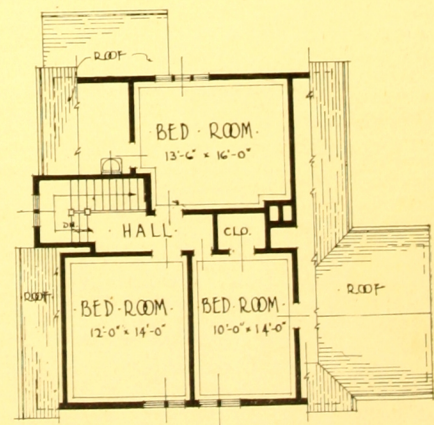
THIS is an interesting example of the smaller type dwelling. Lower floor provides complete accommodation as a bungalow, and space has been provided for an upstairs bathroom. The projecting sunroom with gable roof, and use of stucco with brick, gives an effect of stability, while half-timber work enlivens the whole design.

Exterior walls are rug-textured brick veneer, with river-stone foundation, and roof of B.C. shingles. Occupying a corner lot, the sunroom (floored with tile) has a south-western exposure, and may be used as a conservatory. R. H. Collinge, Architect, 515 Jarvis St., Toronto, designed this house for Mr. Duncan Clark, Weston. (Contents, 23,900 cubic feet.)

A SUBURBAN HOME

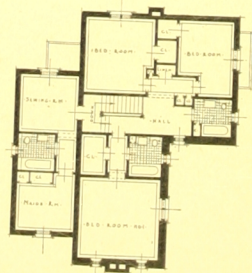
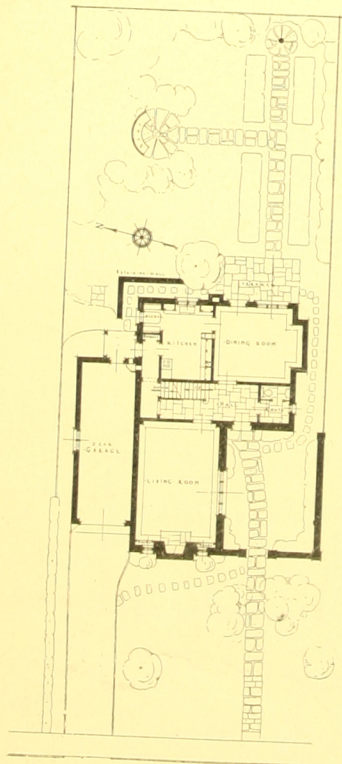
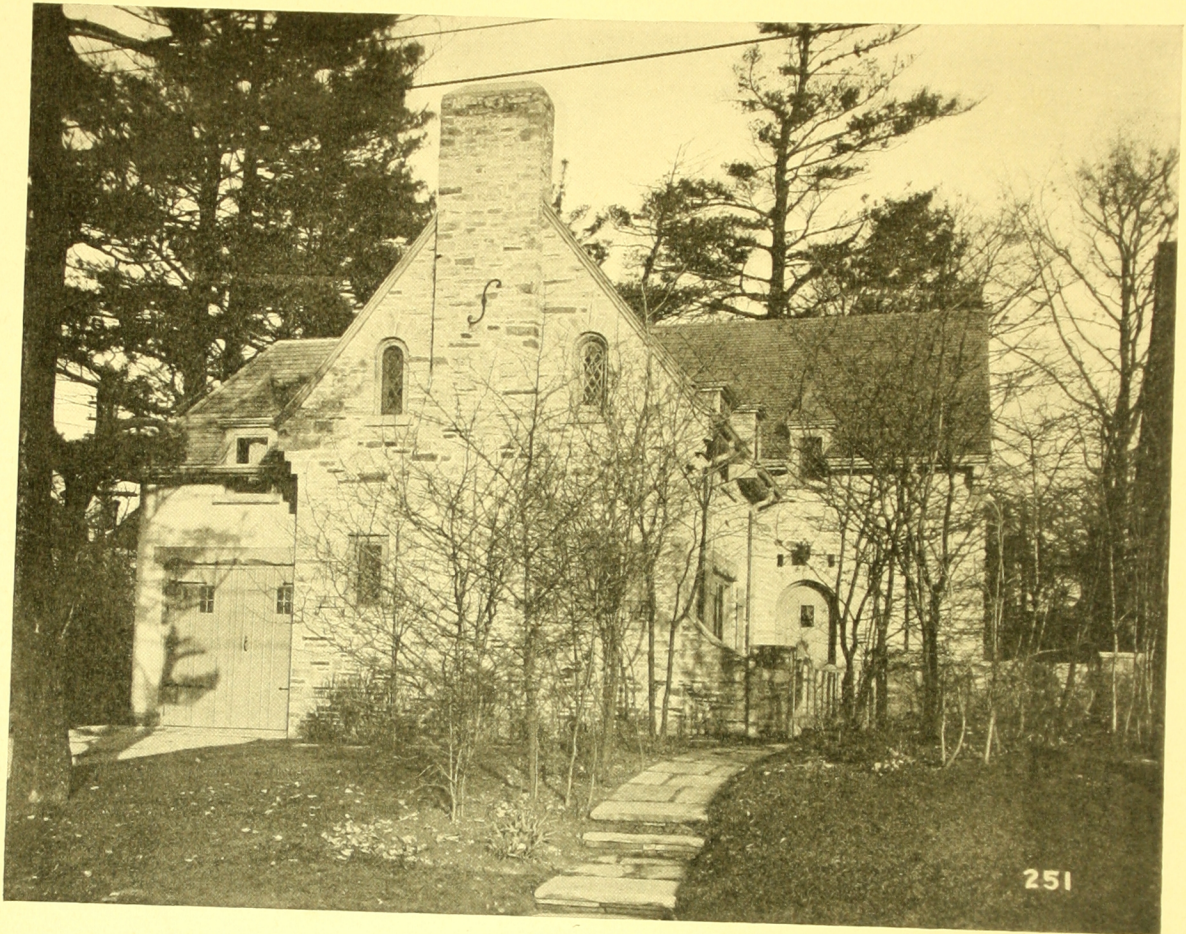


· GROUND FLOOR PLAN ·



PLAN NO 246

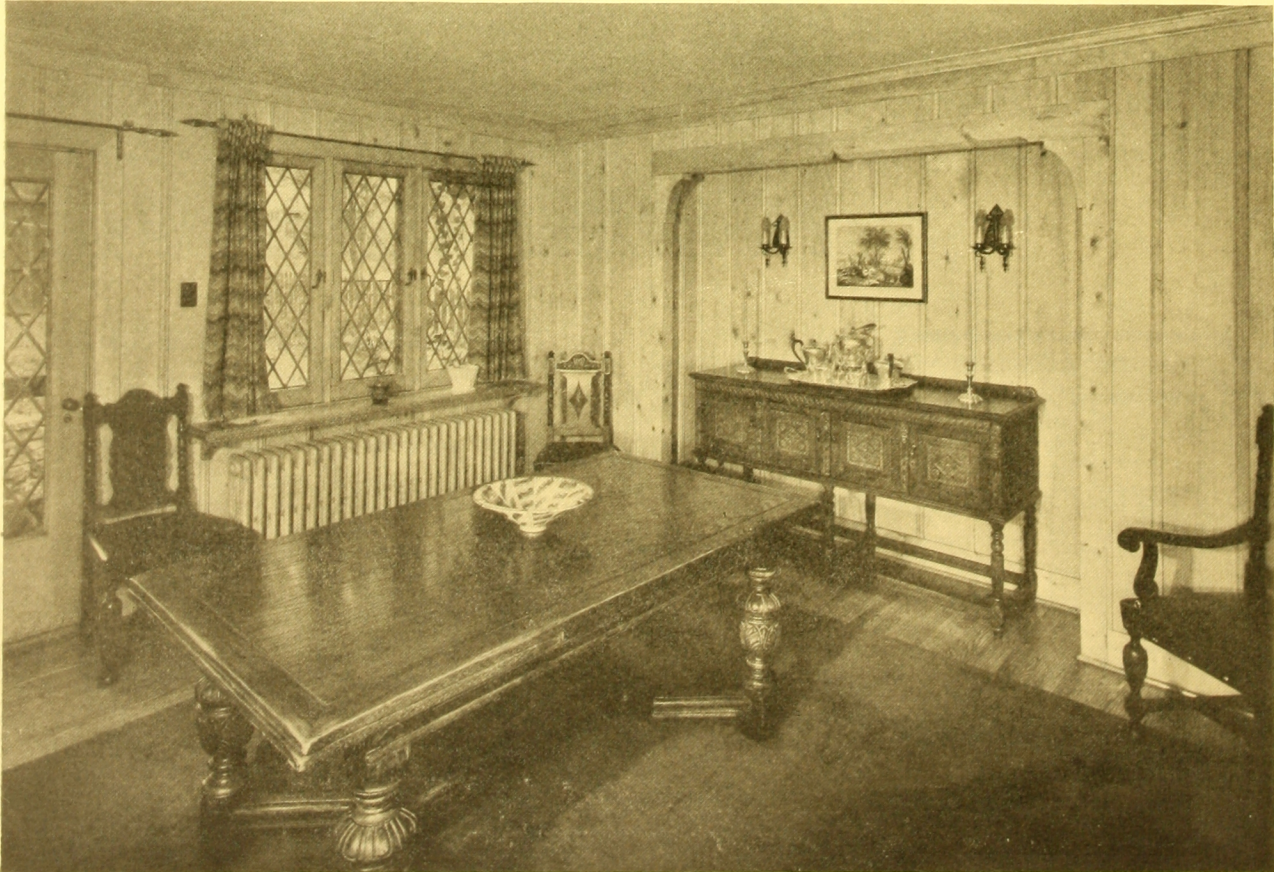
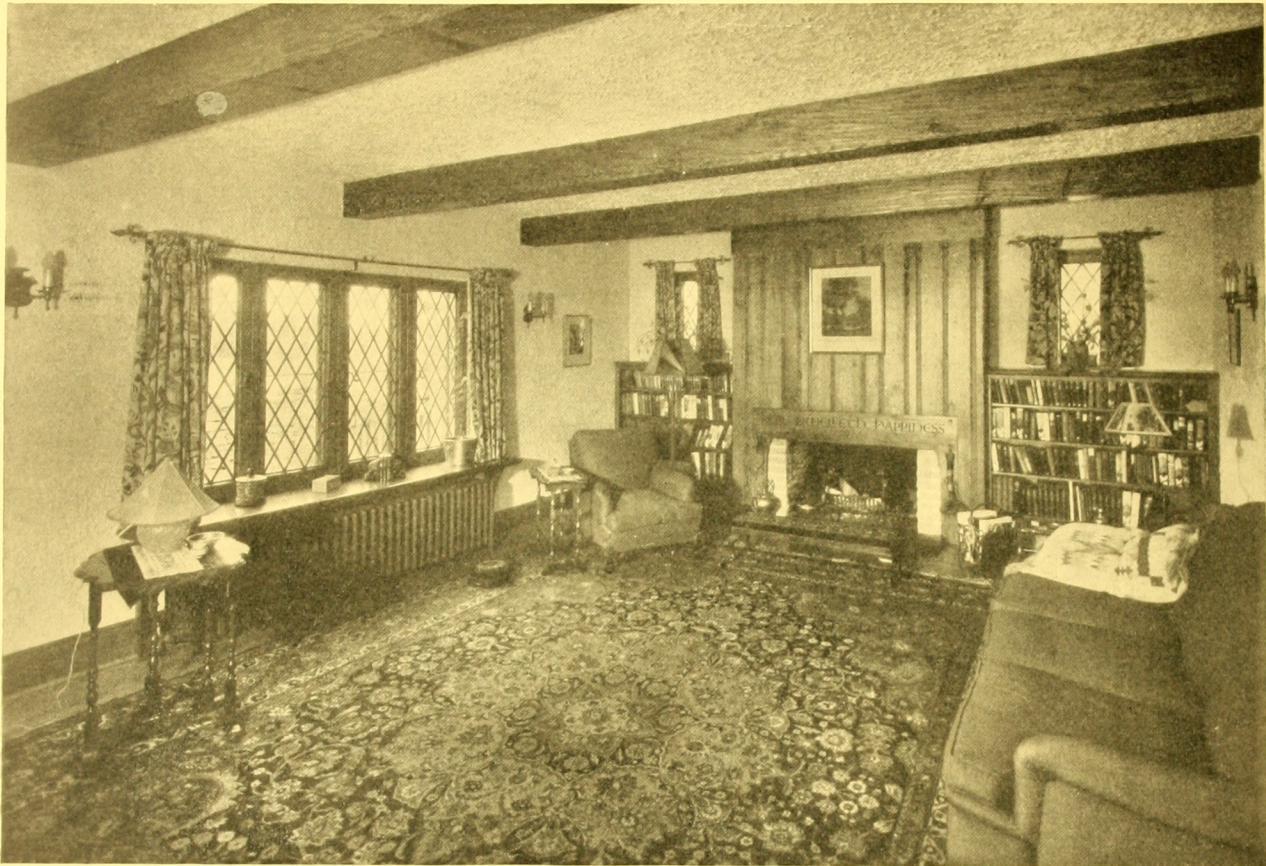
· FIRST FLOOR PLAN ·

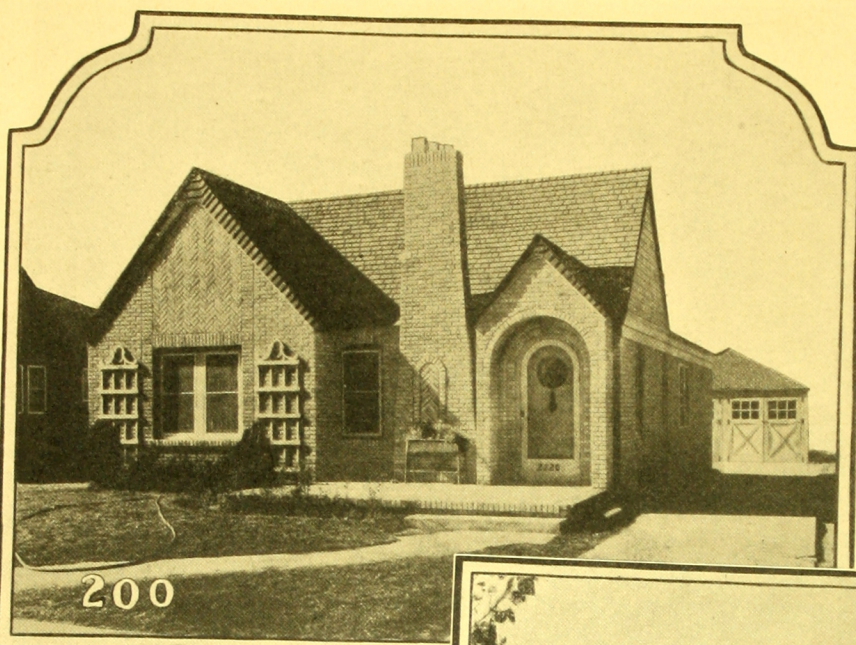


SECOND FLOOR PLAN
PLAN NO 251

ENGLISH COTTAGE STYLE

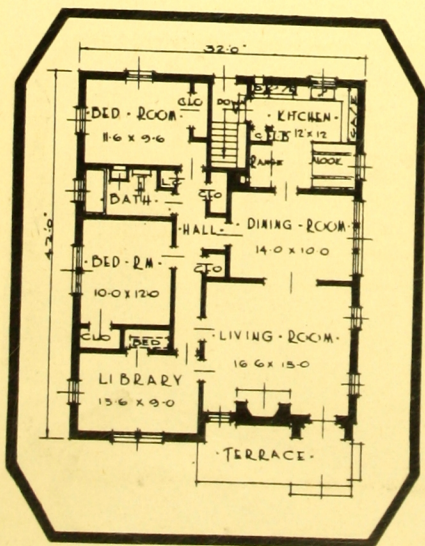
THE residence of Harland Steele, Esq., 35 Dunloe Rd., is of the English cottage type, built of rubble stone laid up roughly with a wide joint and with a rustic effect. In order to obtain a wide variation in the color of the stonework, it was found necessary to obtain stone from Credit Valley, Owen Sound and Cooksville. The main rooms are trimmed in Pine, with the Pine panelling in the dining-room left practically natural in color. Although apparently small from the outside appearance, the house contains eight rooms, all of liberal dimensions, with three bathrooms and wash room. The entire building was completely insulated, including all exterior walls and roof surfaces, and is heated with oil and provided with an adequate humidifying system. The grounds have been charmingly landscaped, and already the house and gardens have the mellow appearance of age. Forsey Page and Steele, Architects, 20 St. Clair Ave. West, Toronto.





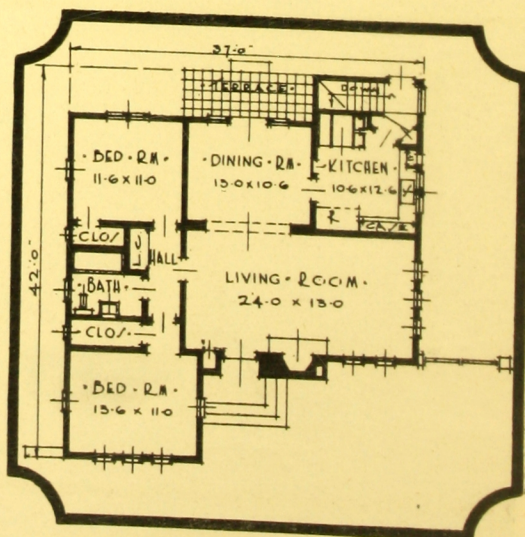
THERE is a feeling of solidity and permanence about this English type house of buff brick. The design accents the circle head entrance and the chimney, while the herring-bone work in the gable, and the trellises, are artistic features. An excellently arranged floor plan includes a good size library. Built on a fifty-foot lot, this dwelling measures 37 ft. x 42 ft., and contains 25,900 cubic feet.

ALSO an English adaptation, the fine proportions of this residence suggest comfort within. The demure gabled entrance is a pleasant emphasis of the design, and the flagged walk is not an unimportant detail. An outstanding feature of the carefully planned interior is a generous sized living-room. This home occupies a forty-foot lot, and measures 32 ft. x 42 ft.; contents, 26,200 cubic feet.



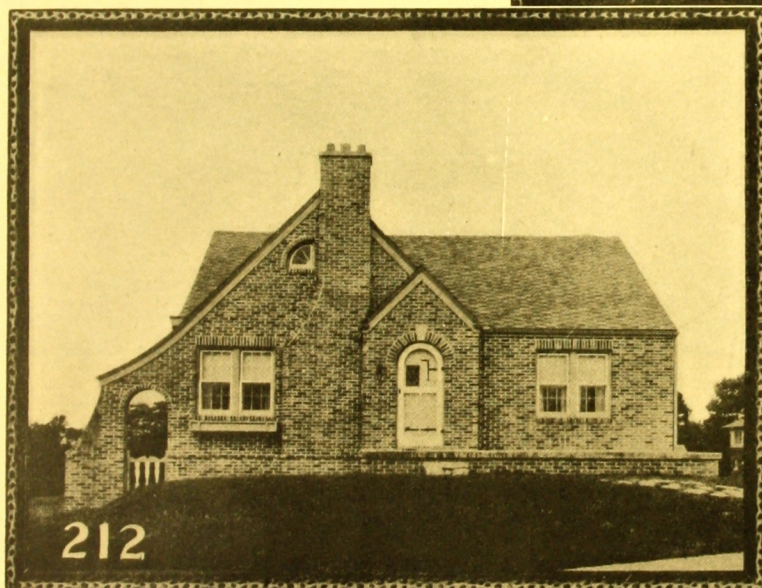
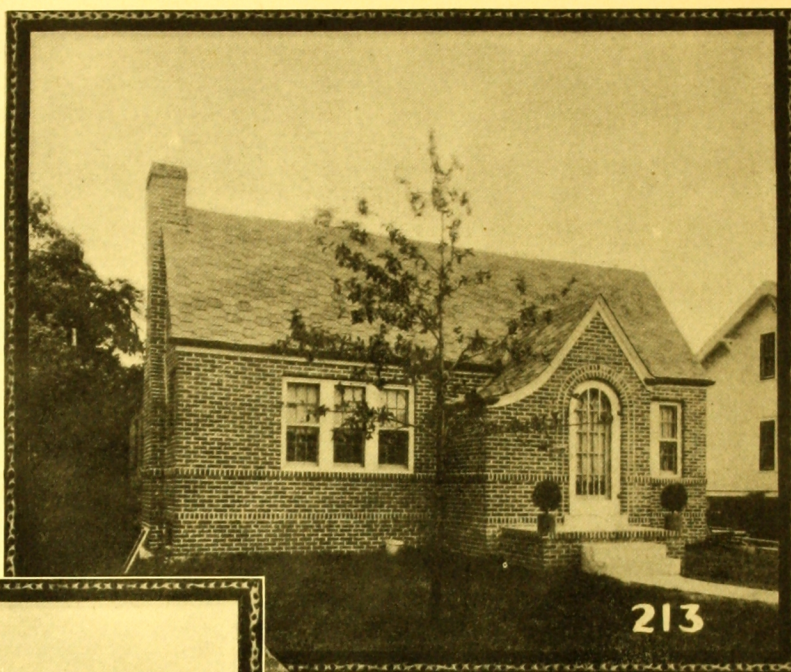
LEFT-
FLOOR PLAN
NO. 200

RIGHT-
FLOOR PLAN
NO. 201

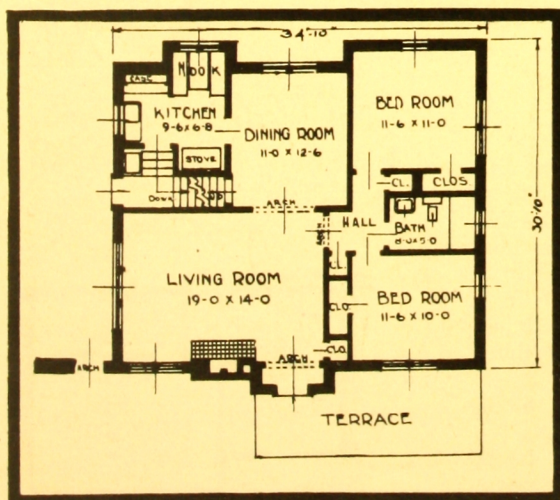


THE English type here illustrated has a compact, convenient and comfortable floor plan. The living-room is given a more spacious effect by the wide opening into the sunroom and into the dining-room.

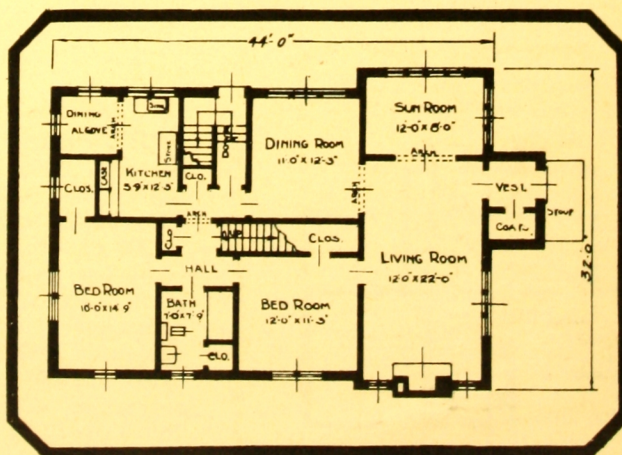
This home will strike an instant appeal with many home lovers. A lot of 40 ft. frontage would suit this design, which measures 32 x 44. Contents, 28,100 cubic ft.



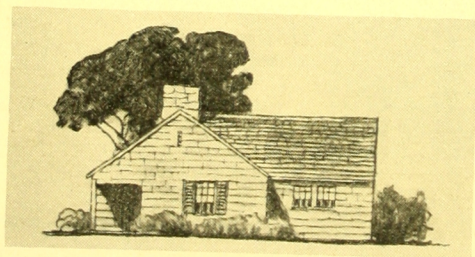
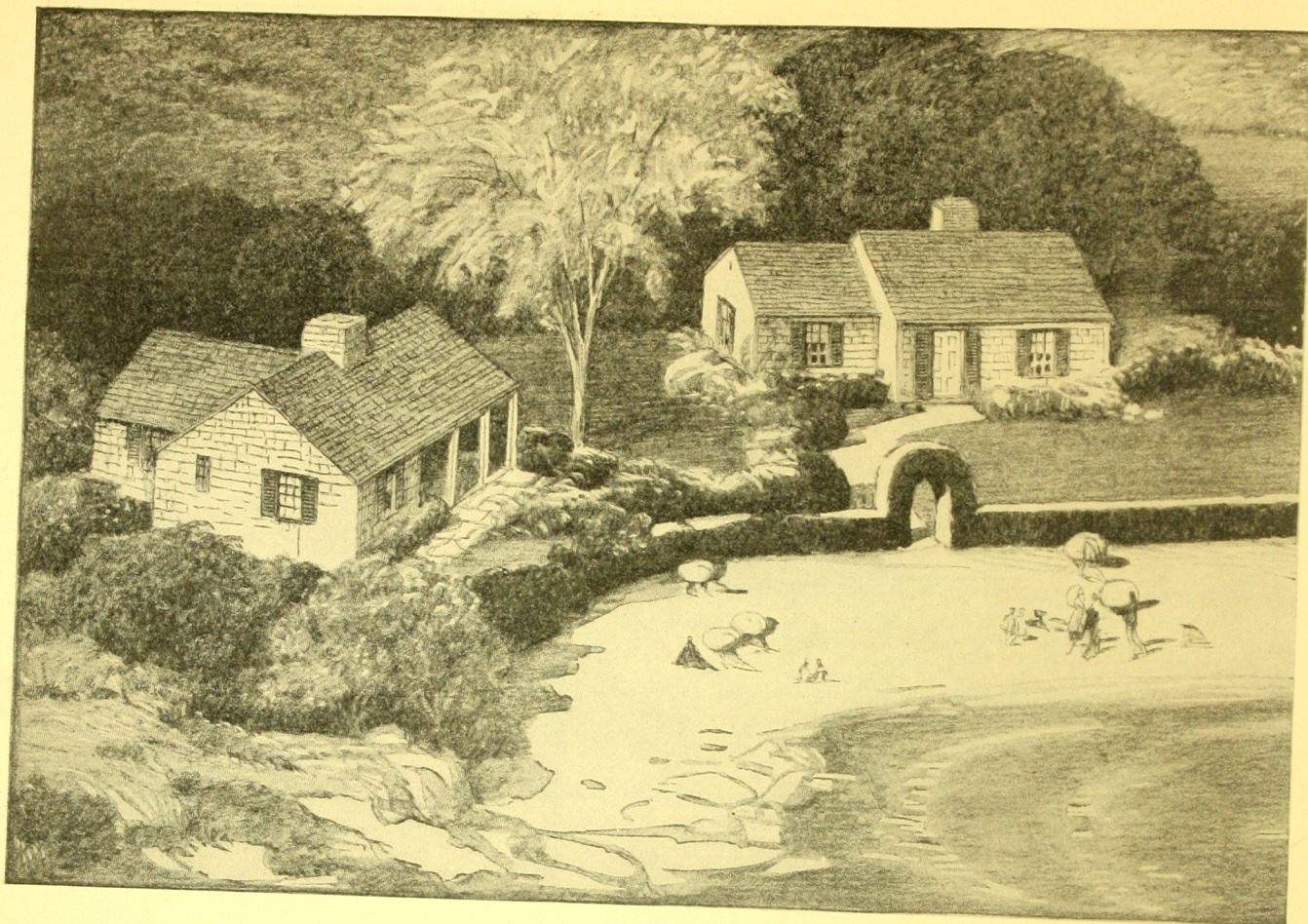
A **SPLENDID** type of house. Its greatest charm lies in the long, graceful sweep of the gable. The circle head doorway and archway, the door hardware and the close-clipped eaves are all pleasing details. The bricks are in smooth, soft brown tones. The floor plan is arranged to eliminate unnecessary steps. Lot, 50 ft.; size, 31 ft. 10 in. x 34 ft.; contents, 25,000 cubic ft.



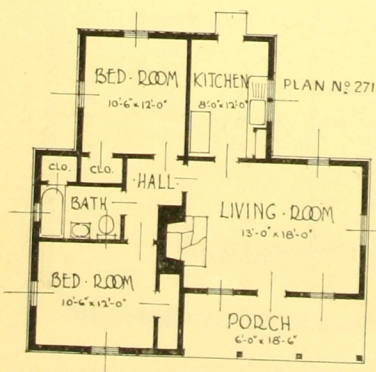
FLOOR PLAN NO. 212



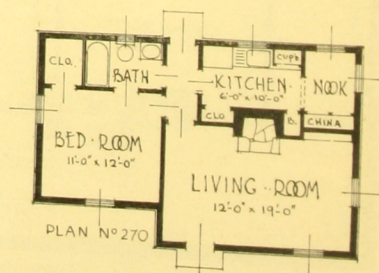
FLOOR PLAN NO. 213

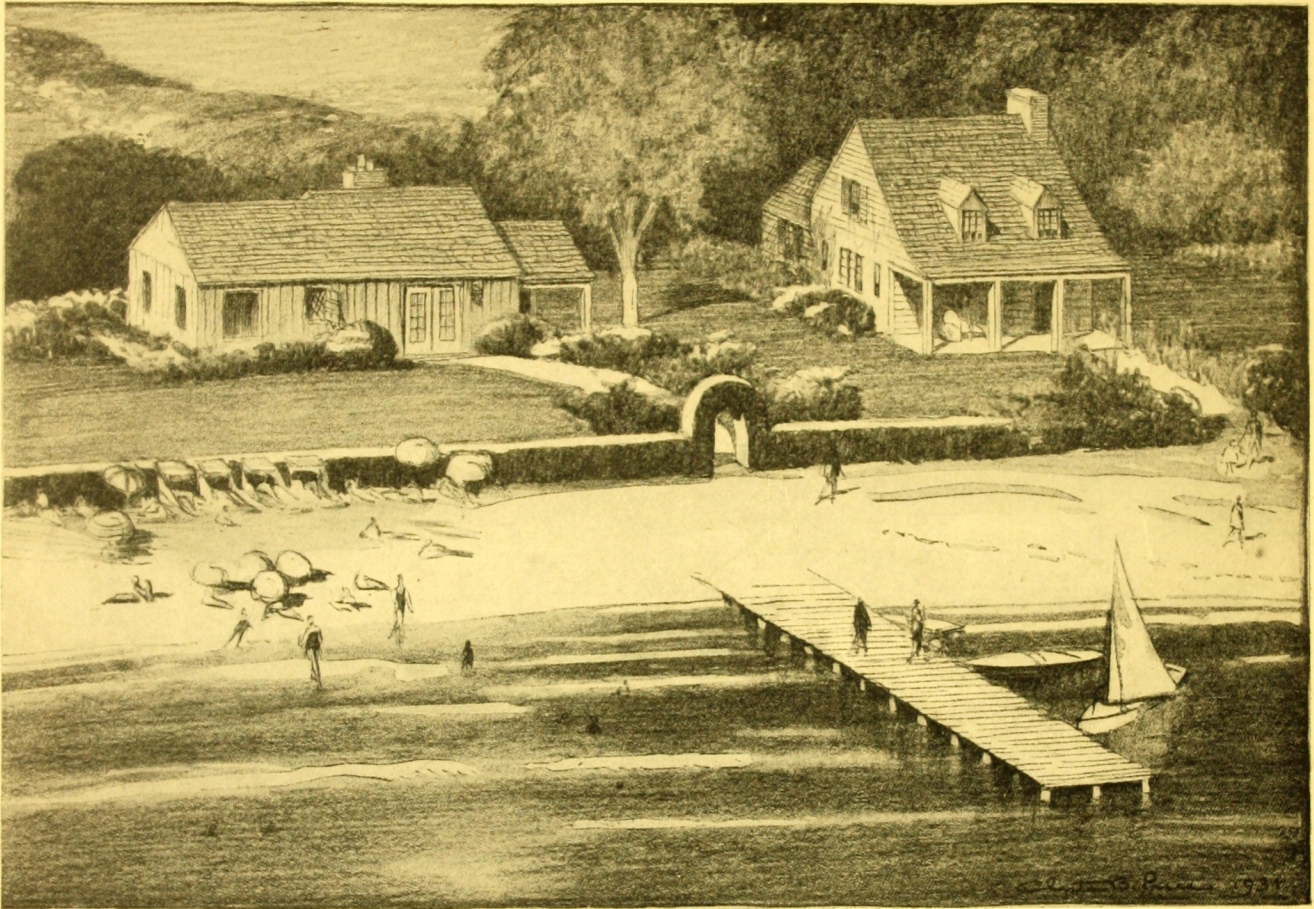


PLEASANT SUMMER HOMES

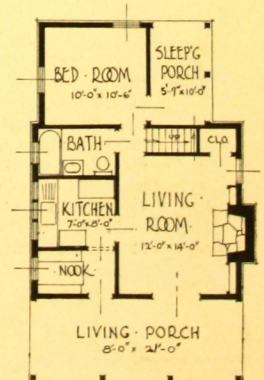
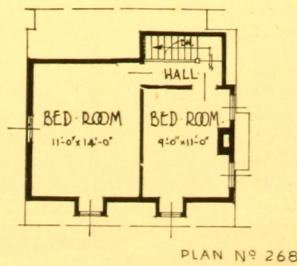
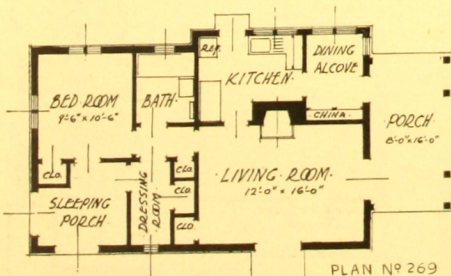
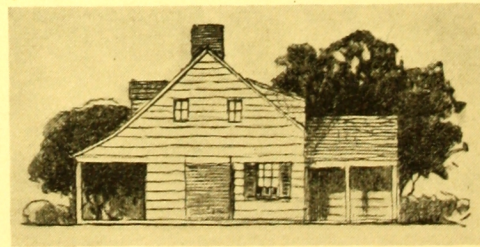


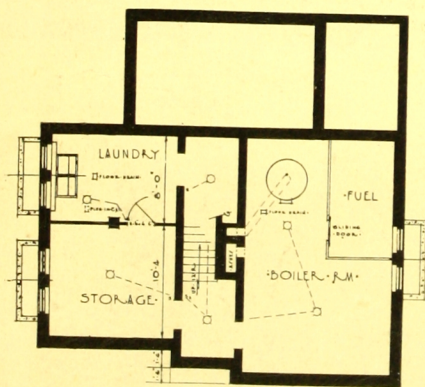
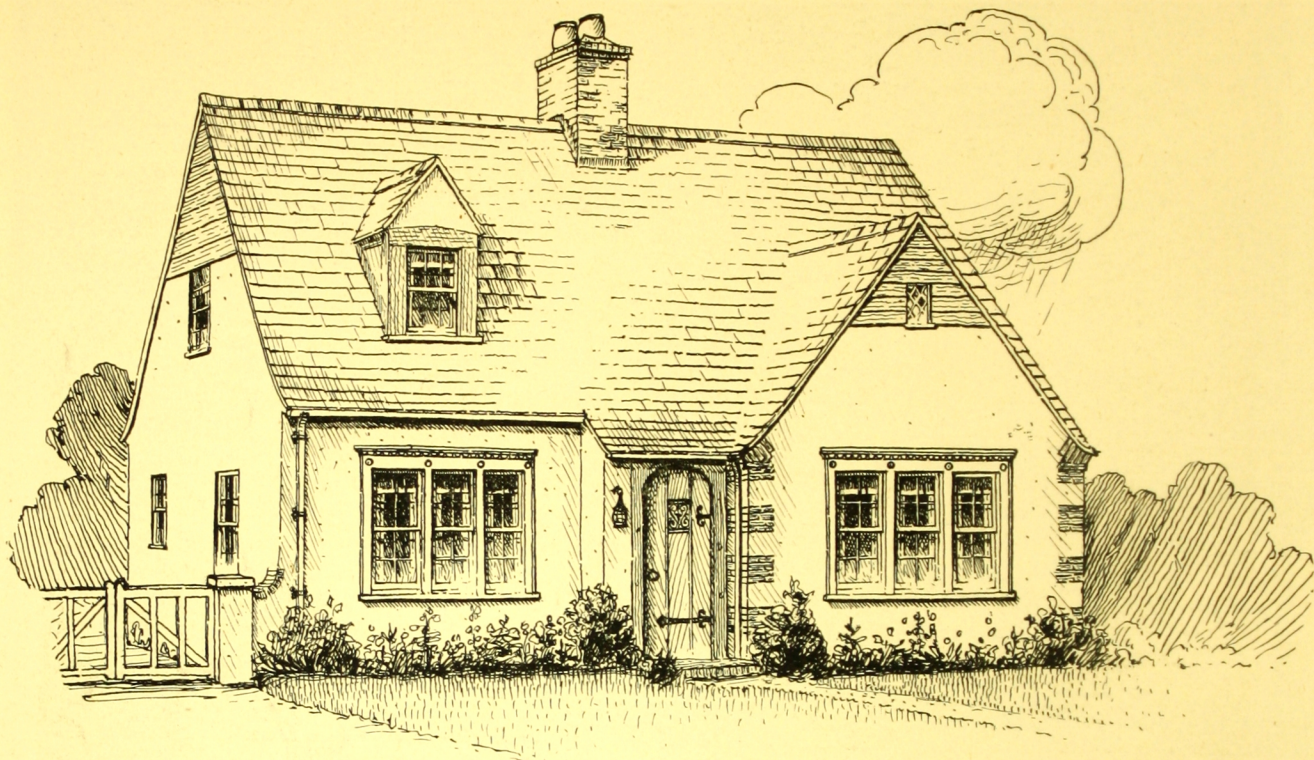
THE cottages illustrated present varied conceptions of the summer home. Design No. 271 (33 ft. x 35 ft.) contains 11,200 cu. ft., and supplies two bedrooms; No. 270 (20 ft. x 32 ft., 8,300 cu. ft.) has only one bedroom, but includes a dining-nook; No. 269 (21 ft. x 32 ft., 9,000 cu. ft.) provides a dining alcove and sleeping porch; No. 268 (21 ft. x 32 ft., 10,300 cu. ft.) has two bedrooms on second floor.





IN HARMONY WITH
LAKE BREEZES
WARM SANDS

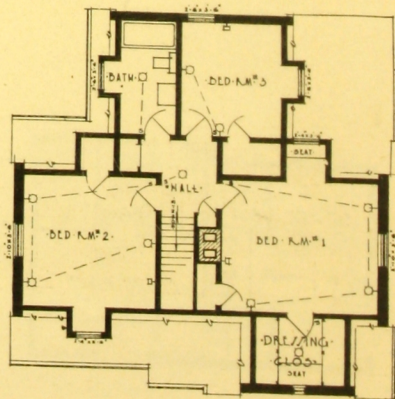
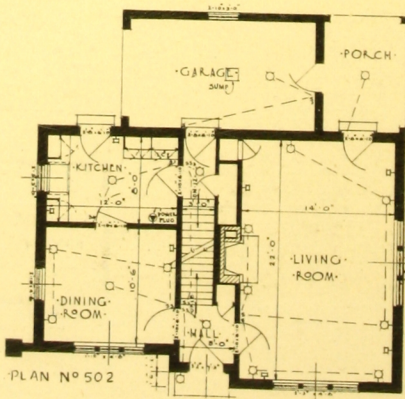




THE "personality" of some homes wins instant approval, as instanced in lack of austerity or coldness in the simple grace of this design. The roof lines are good, sweeping protectingly down over the doorway. The broad, friendly windows, and demure entrance, are also well treated.

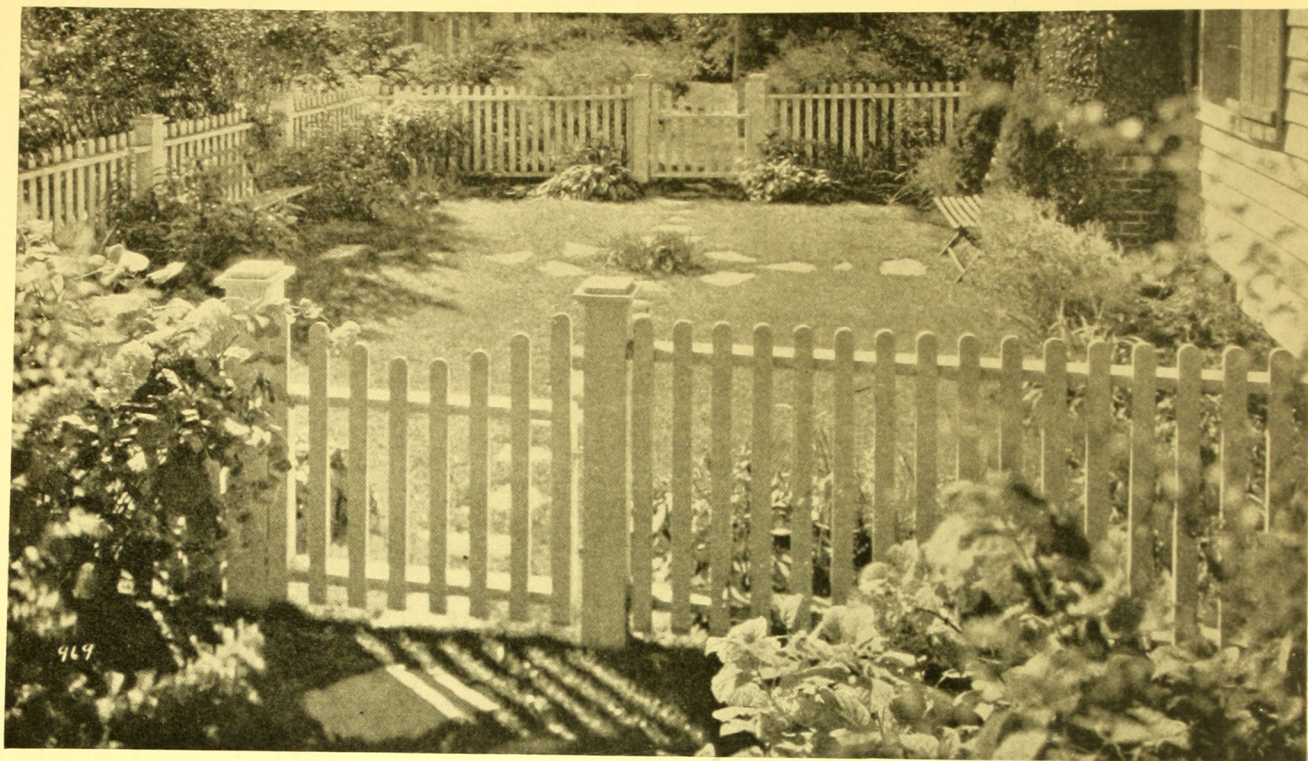
The main floor is designed with centre hall, and the rooms are spacious. The garage is attached and communicates with the through hall as well as rear porch. All three bedrooms on the second floor have cross-ventilation, and the master bedroom includes a fireplace, boudoir and window seat. Size, 33 ft. 10 in. x 34 ft. 8 in.; lot, 50 ft.; contents, 27,744 cubic ft.

Working drawings of this house to consist of perspective, front elevation, cross-section and 3 floor plans ($\frac{1}{8}$ " scale mounted on linen), are available at \$5 for 2 sets. Cash with order. Home Builders' Service Bureau, 31 Willcocks St., Toronto.





Rush-bottom chairs and Welsh dresser temper the dignity of this dining-room.

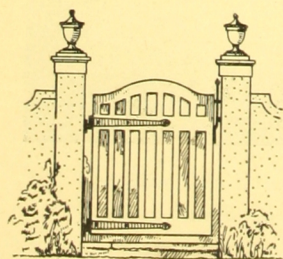
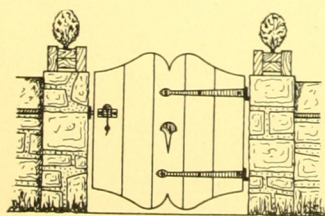
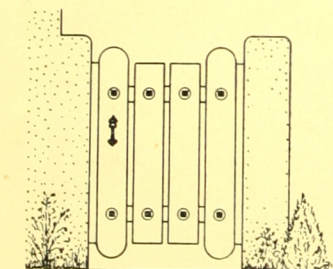


THE FINISHING TOUCH

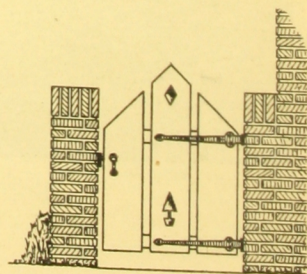
IT'S NOT A HOME UNTIL IT'S PLANTED

FEW things pay such great and continuous dividends of genuine satisfaction as well planted home grounds. There is the joy of creating beauty, the knowledge that the appearance of your home place is such that it will bear inspection of friends, neighbors and passers-by. This, together with the joy of living amid beautiful surroundings, repays you a hundred-fold for the small investment of money and time required. The home on a small lot can have just as attractive surroundings as the largest estate in the land. In fact, some of the very prettiest and most tasteful plantings in the country today are to be found surrounding homes of modest size.

the centre of interest. It should be the dominant feature of the picture. The treatment of the front yard should, therefore, be made with the idea of leading the eye to the house; and especially to the front door. In order to do this, it is necessary to produce a frame for the picture. This is accomplished usually by the use of trees. On small city and suburban lots, however, there is not much room for trees between the buildings and the sidewalk lines, but one or two trees located near the house will suffice.



In order to enhance the appearance of the house located on a small lot, the owner must try to create about it the essentials that make for a beautiful picture. We use the simile "a picture" because the same elements of beauty are fundamentally alike in a painting upon canvas and a landscape consisting of house and grounds. The house should be



The rear yard should not be overlooked; and this outdoor living-room should bear a strong relation to the house. The continuity of the lawn should not be broken up by shrubs, flower beds, or other objects placed at or near its center, as these will draw the eye away from the main attraction, the house.

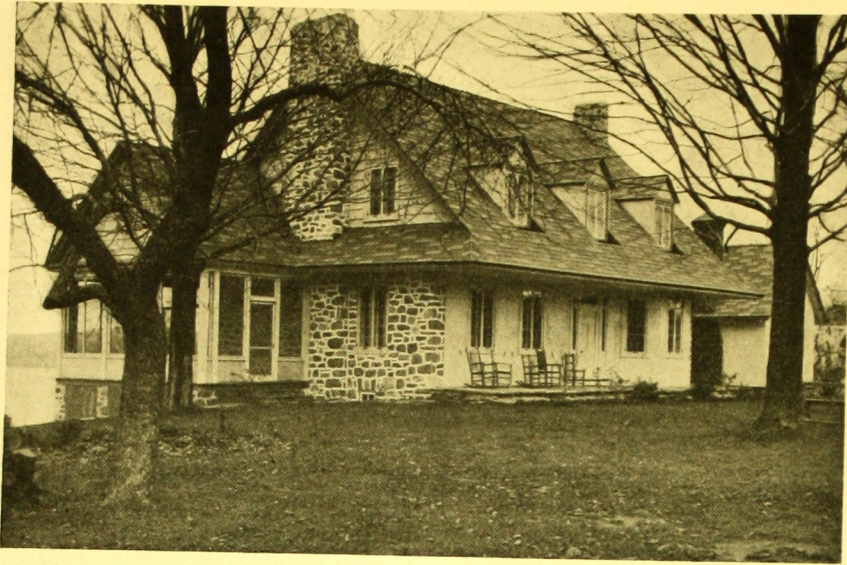
If the house is new, it is important to get the foundation and framework planting done first. The foundation planting will take the newness off the house and help it to fit snugly into its surroundings. The framework planting separates the different portions of the grounds as well as the lot from the neighbors. Trees for shade should, of course, be one of the first considerations.

Beauty in the grounds is both a matter of starting right and going right. Each particular place has its own opportunities and advantages. The degree to which these are recognized and developed will influence the results and often spell the difference between the ordinary and the unusual.



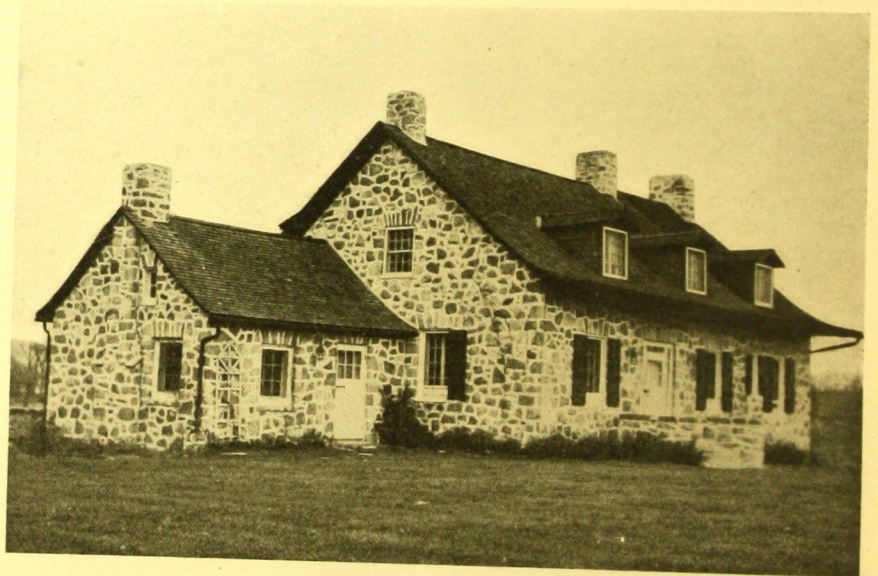
THE little flower garden—shown above—so pleasantly related to the house, was developed by the owner, not all at once, but as he had funds for it. Garden accessories will be added later, including a sundial to be placed in the centre, where the paths cross. When the planting along the fence becomes larger, there will be a better feeling of enclosure.

FLOWERING shrubs and vines add to the beauty of the view from the kitchen window, illustrated by both photographs on this page. With a little care and industry, enormous transformations in back yards can be accomplished.

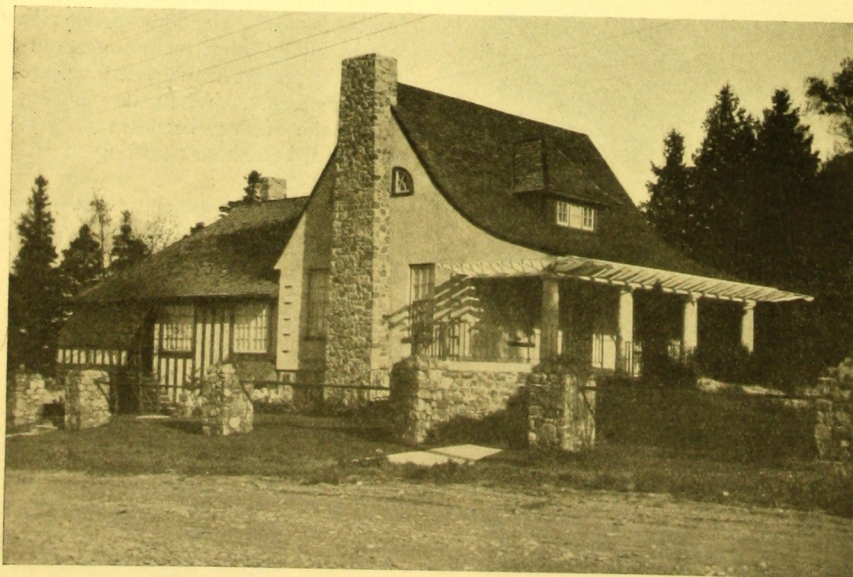


THE typically French dwelling at the left is located at Hudson Heights, Quebec, a popular Montreal summer resort. Construction is stucco and field stone. Built on the side of a hill, the screened-in porch is a lovely nook from which to view the scenery of the Ottawa River. The three-foot verandah, or "gallery," is a common trait of such French homes, also the three-foot overhang of the roof.

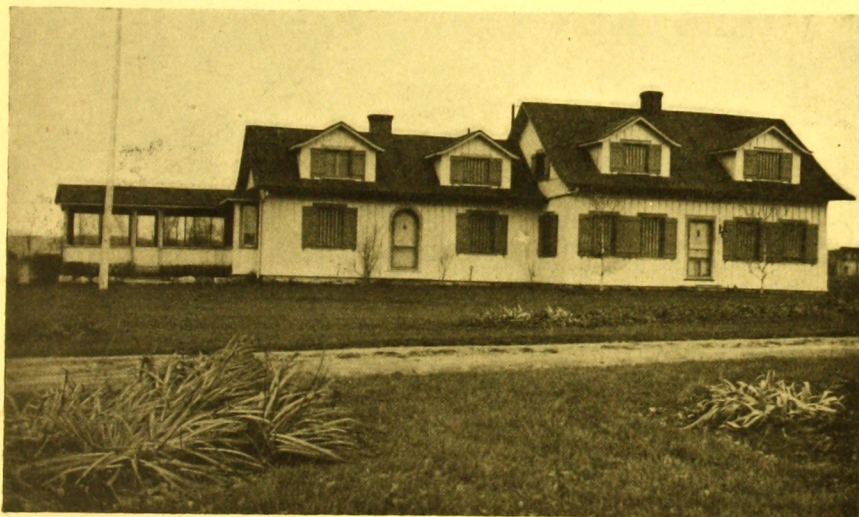
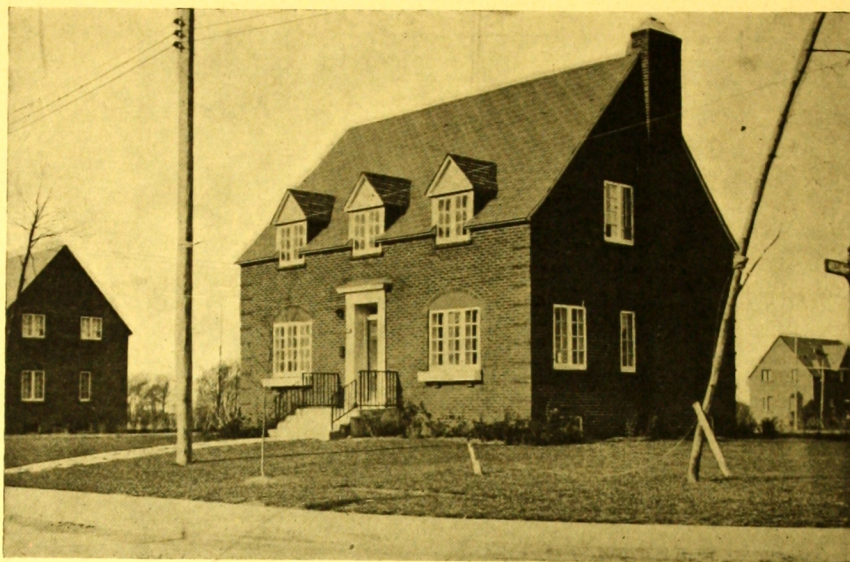
AT the right is another example of French architecture, also located at Hudson Heights, Quebec, but on the plain and removed from the river. Recalling the songs of Drummond or the setting of a tale by Louis Hémon, the enduring beauty of its construction has a sense of history; uninfluenced by time it calmly shelters succeeding generations, and, independent of the flattering embellishments of trees or garden, compels admiration. Colored field stone form the walls and stout chimneys, and the quaint overhanging roof and smaller extension are characteristic.



VARIOUS architectural features combine in the remodelled summer home of Claude Forsythe at Southampton, Ont., a delightful abode for the vacation months. The graceful roof extension supplies an inviting verandah for a warm afternoon, while the sturdy chimney suggests a cheerful living-room for a rainy day or cool evening. Other pleasing details are the verandah railing, the harmonizing fence, and the small dormer in the roof.



BUILT in the Town of Mount Royal, Quebec, by Mount Royal Gardens, Limited, this brick residence of English Colonial type has a stately grace. Essential characteristics of the design have been faithfully portrayed, and fine brickwork and sound roofing invest the whole with an effect of permanence.



FRENCH influence is represented in the design of this dwelling, located about 500 feet from the Ottawa River at the summer colony of Hudson Heights, Quebec. Construction is white frame with roof of flaming vermillion shingle, and shutters of vivid green. Photograph was taken after the cottage had been closed for the winter.

AS a type of modern, semi-detached homes we reproduce this comfortable pair erected by Mount Royal Gardens, Limited, in the Town of Mount Royal, Quebec. Construction is brick and stucco, with shingle roof, and the plan provides pleasant interiors of convenient arrangement.

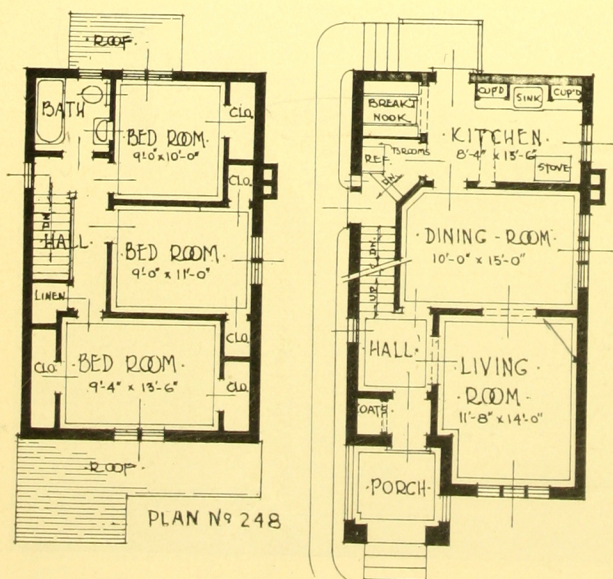
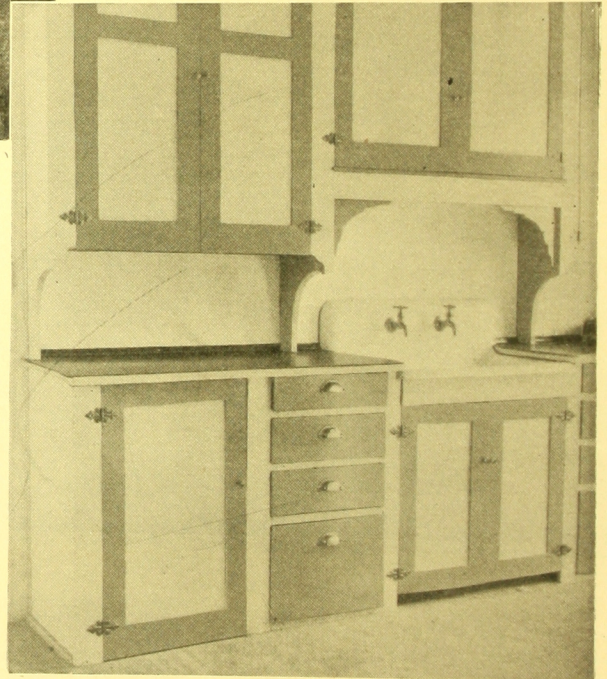
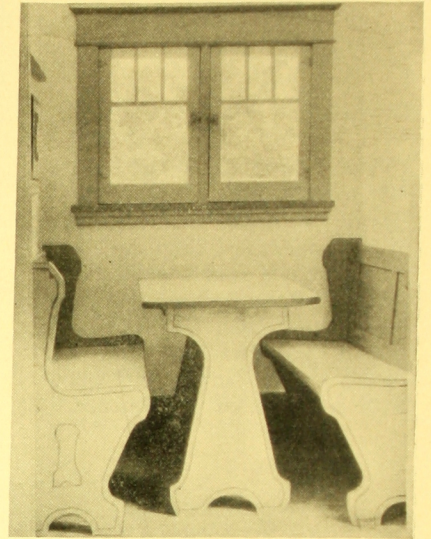




A SMALL PETERBOROUGH HOME

THIS house, located at 427 Dublin St., Peterborough, was designed and built by A. B. Cunningham, 331 Reid St., at a cost of \$3,600. It provides the comforts and conveniences usually confined to expensive homes, combining an attractive exterior with well lighted rooms and special kitchen utilities.

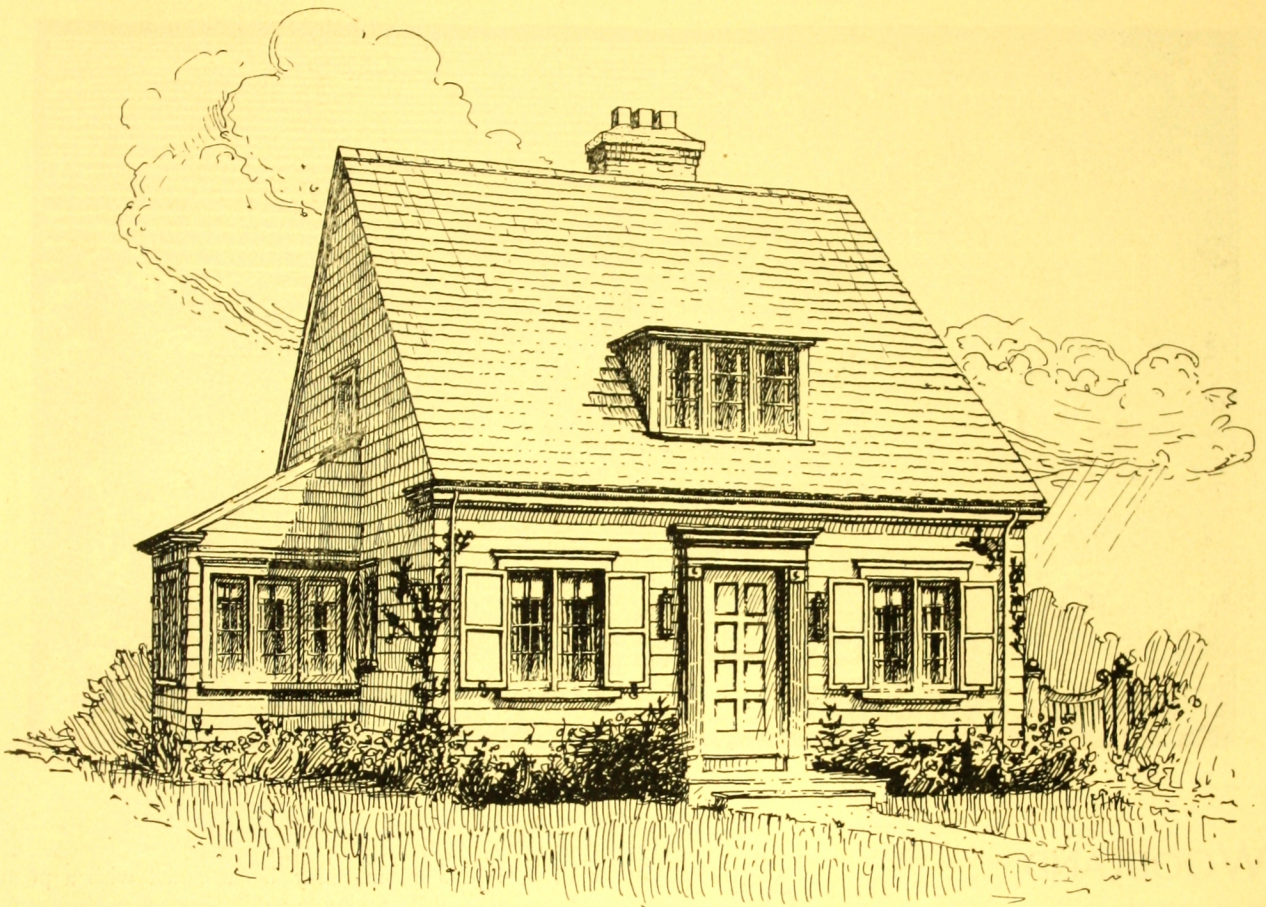
A sense of spaciousness is effected by open archways between living-room, dining-room and hall. A French



door from hall to dining-room gives a direct path from kitchen to front door. Cross ventilation is provided in kitchen in addition to rear and grade door entrances. Upstairs, two of the bedrooms have two closets each.

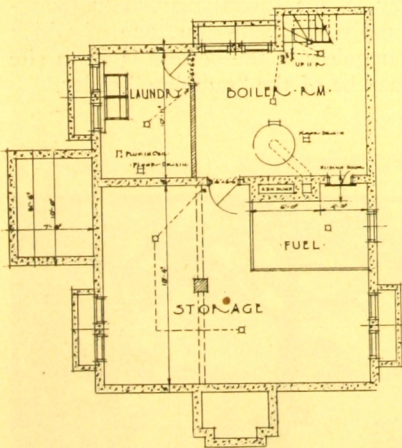
The construction is brick veneer. Vestibule, hall, living-room and dining-room have oak floors; all other rooms have B.C. edge grain fir. Lower rooms have grained finish; remainder have three-coat paint. Bath is finished in white enamel, with linoleum floor. (Contents, 17,820 cubic feet.)

Working drawings of this house may be obtained from Home Builders' Service Bureau, 31 Willcocks St., Toronto. Blueprints of $\frac{1}{4}$ " scale, front and side elevations, cross section, three floors; price \$10 for two sets. Cash with order.

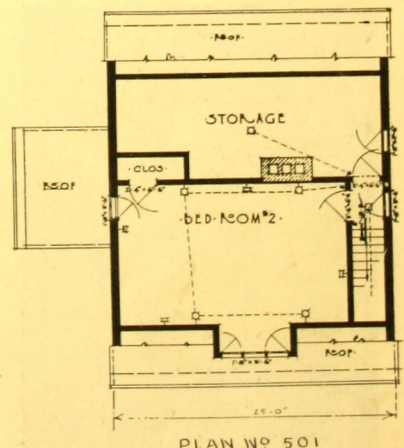
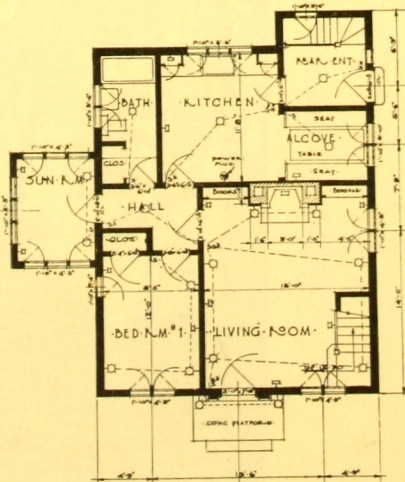


PLAN No 501

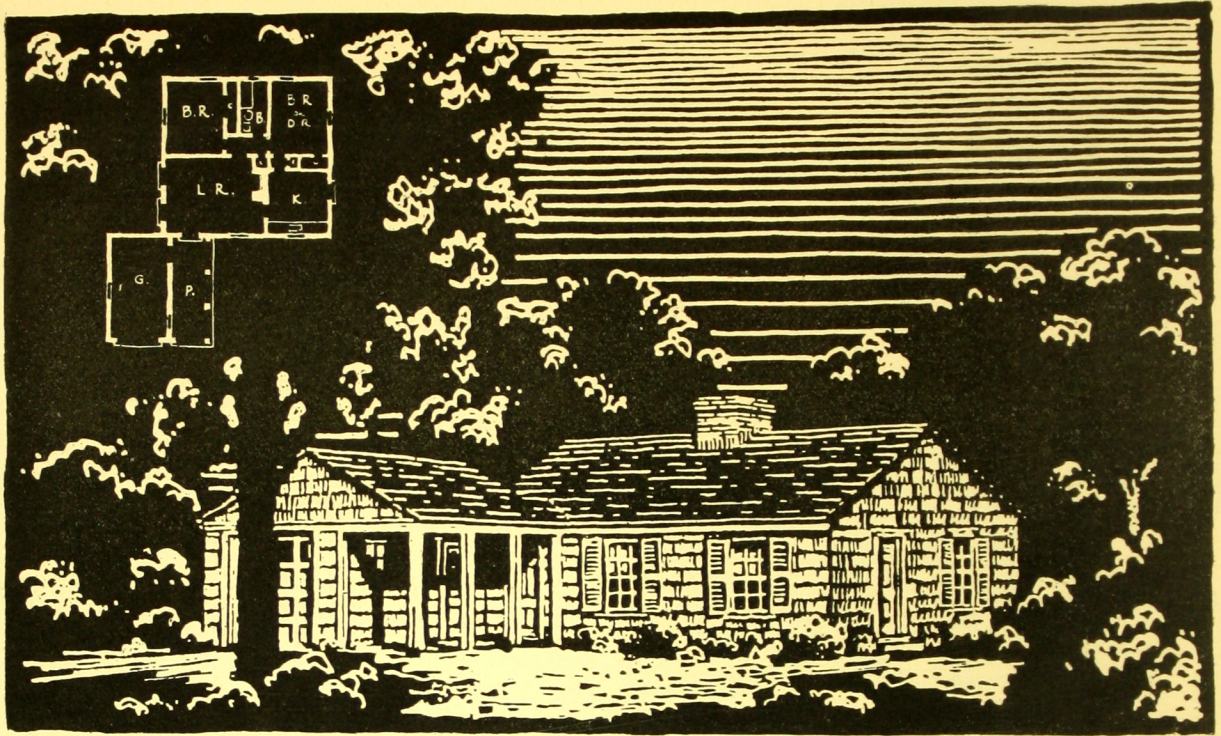
DESIGNED for use as a one-floor residence, if occupant so desires, this home embodies pleasant and practical characteristics. A living-room of comfortable size has built-in book cabinets on either side of mantel. Main floor arrangement provides a bedroom with cross-ventilation, and a dining alcove. The upper floor, besides a large front bedroom, contains generous storage space. Basement is well planned and lighted. Size, 25 ft. x 34 ft. 6 in.; lot, 50 ft.; contents, 21,625 cubic ft.



Working drawings of this plan ($\frac{1}{8}$ " scale, mounted on linen) consisting of perspective, front elevation, cross section and three floors, are available at \$5.00 for two sets. Cash with order. Home Builders' Service Bureau, 31 Willcocks St., Toronto.



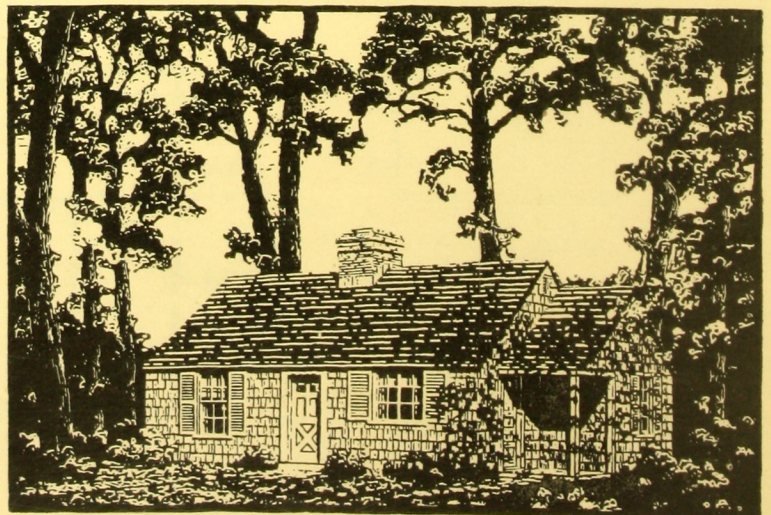
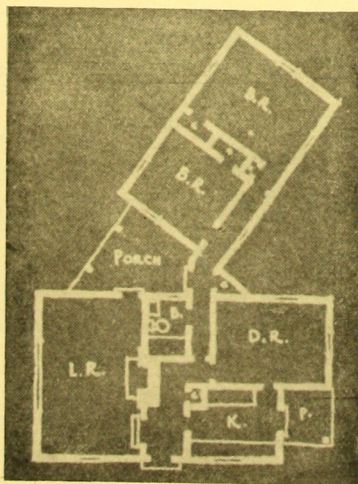
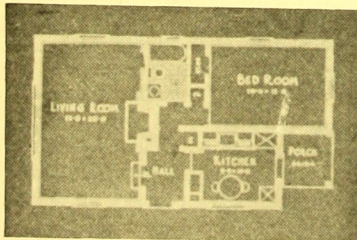
PLAN No 501



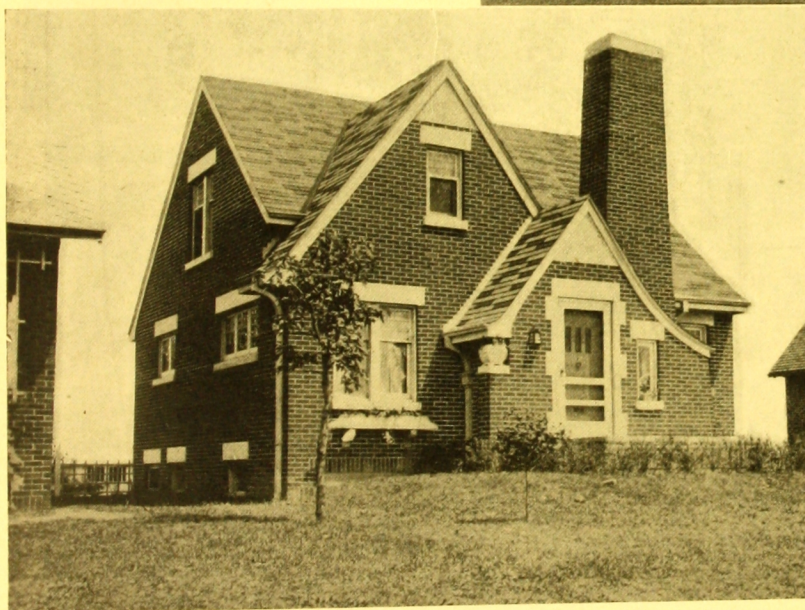
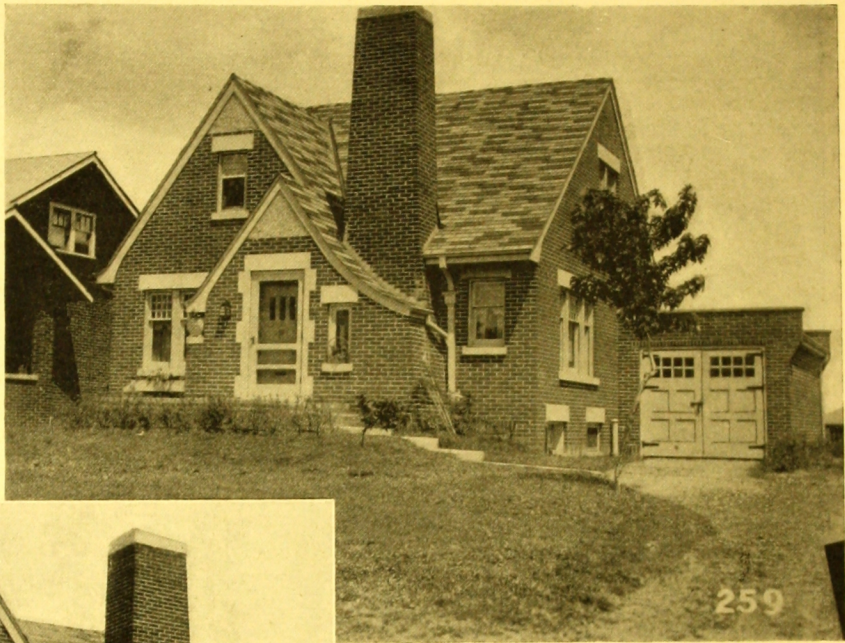
WOODLAND BUNGALOWS

A BUNGALOW of 3, 4 or 5 rooms may be designed with a plain, rectangular plan and roofed by a simple gable and yet made attractive. Keep the little building itself severe, and plant attractive vines, flowering shrubs and trees around it. Don't deface your lot with an ugly garage which will dwarf your bungalow. Try to combine the garage and your covered outdoor porch. A porch will darken the rooms in the house; the garage does not need light except on one side.

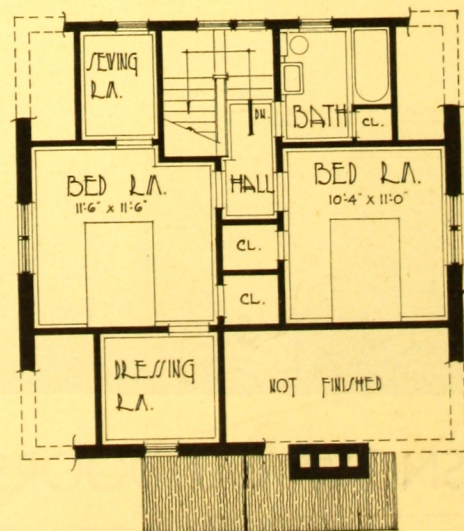
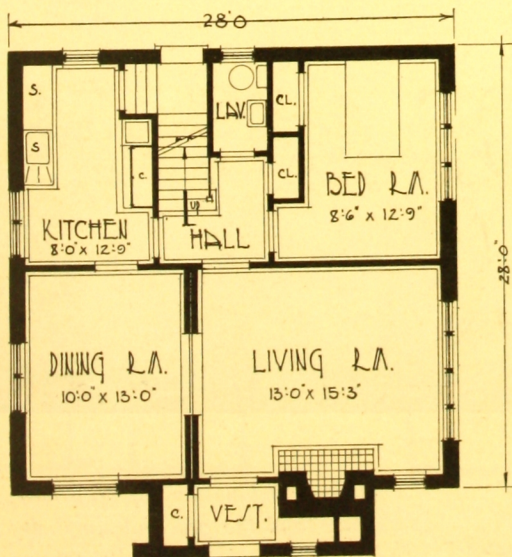
Above is a simple type of bungalow on the square plan, with living-room, bath and kitchen arranged to supply two bedrooms, one of which may be used as a dining-room. The bungalow at the bottom is for a site with plenty of land, so that additions may be of the "rambling" order.



STURDY ENGLISH

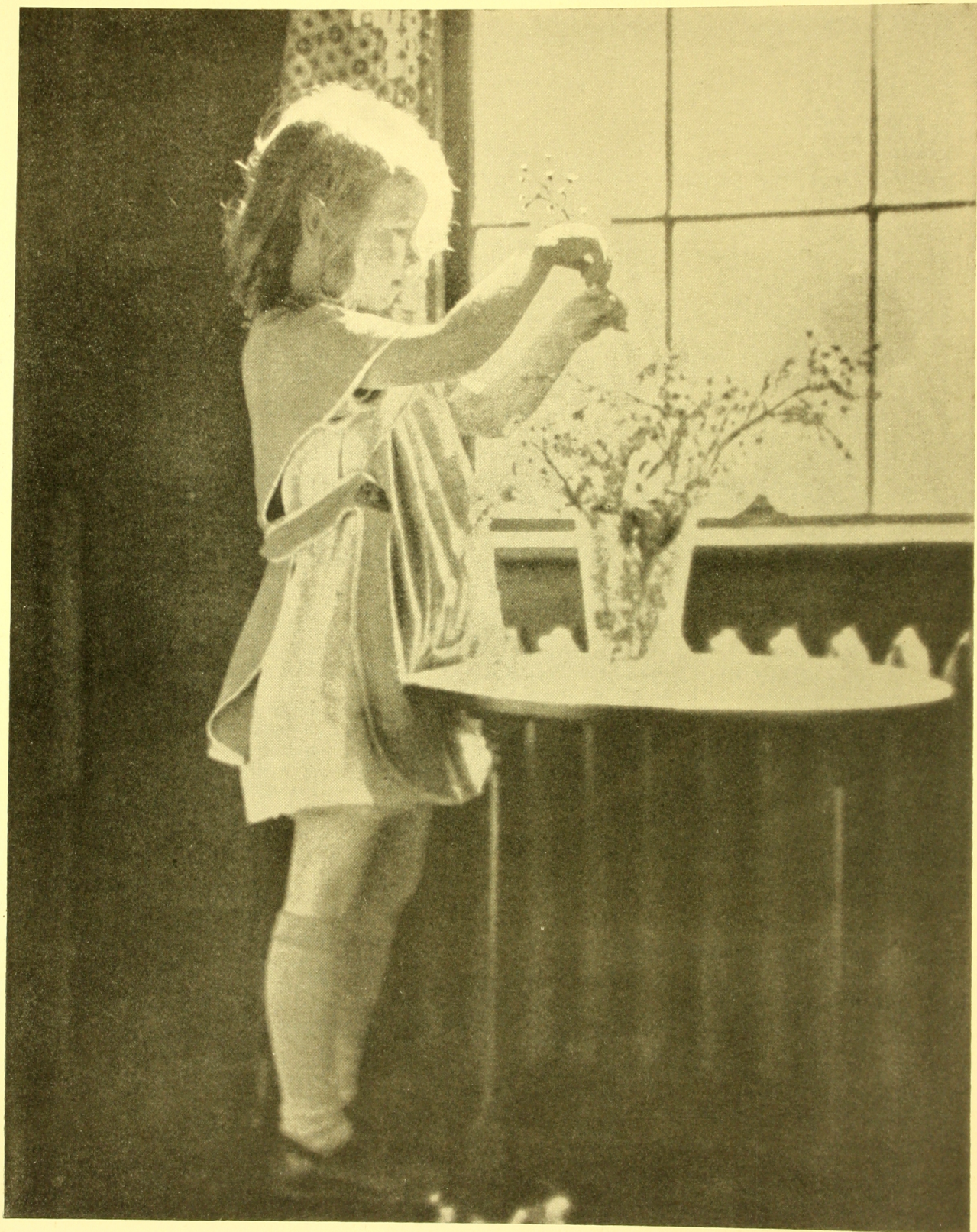


THE gable accent in roof and doorway unites with the sturdy chimney in producing an effect typically English. Colored shingles and warm brick tones form a pleasant combination. Interior space provides spacious main rooms and adequate accommodation in serving quarters and bedrooms. This London home of brick veneer, with concrete basement walls, is 28 ft. 0 in. x 28 ft. 0 in., and built on a 45 ft. lot. Contents, 19,300 cubic feet.



PLAN No 259

Working drawings of this house may be obtained from Home Builders' Service Bureau, 31 Willcocks Street, Toronto. One-quarter inch scale blue prints give front elevation, cross-section and three floor plans. Price \$10.00 for 2 sets. Cash with order.



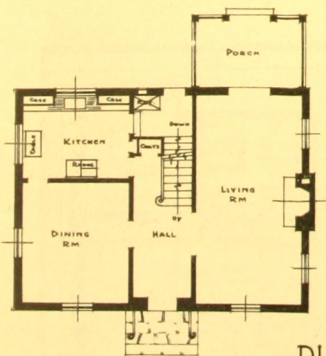
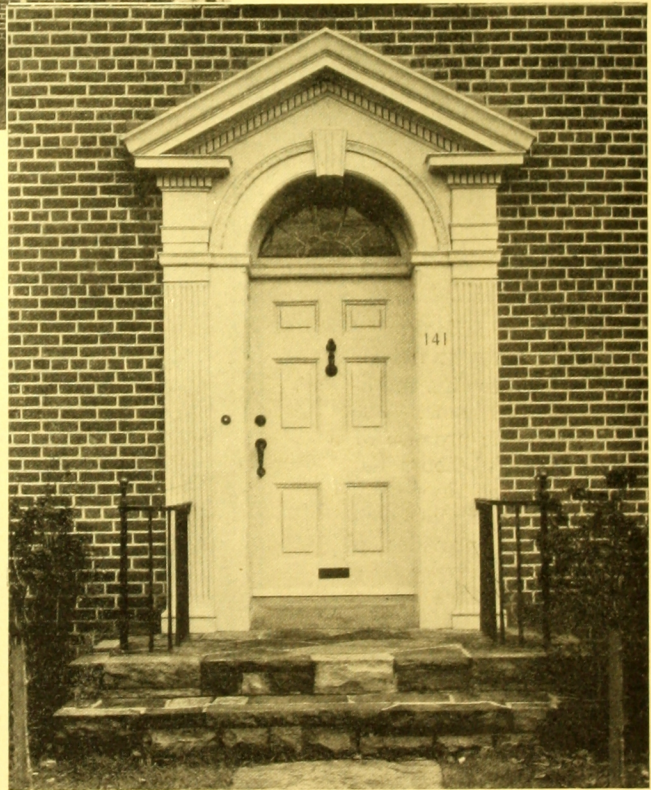
SNOW OUTDOORS
—BUT SPRINGTIME INSIDE

This combination of sunshine, buds, and the graceful simplicity of childhood, should transform the humblest interior.

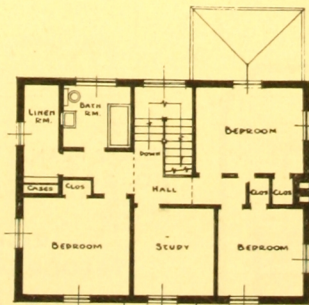


THE exquisite simplicity of the home of A. W. Hodgetts, Esq., 141 Glencairn Avenue, Toronto, is due to accurate proportioning and careful attention to detail, as exemplified in the excellence of window treatment. The graceful doorway is a true note in the harmony of this Colonial design. Roof is of Earlier Georgian type.

The living room is of splendid proportions, with provision for convenient furniture arrangement. The upper floor provides cross-ventilation of each bedroom, and generous closet space. With porch, this house contains 22,000 cubic feet. It was designed by Maurice D. Klein, Registered Architect, 71 King Street West, Toronto.



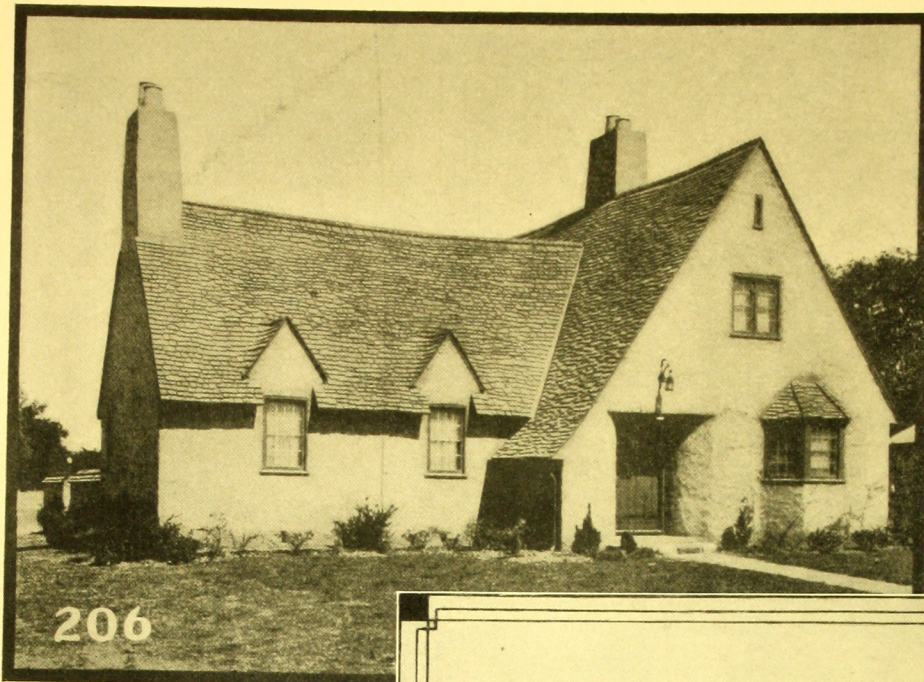
- FIRST FLOOR PLAN -



- SECOND FLOOR PLAN -

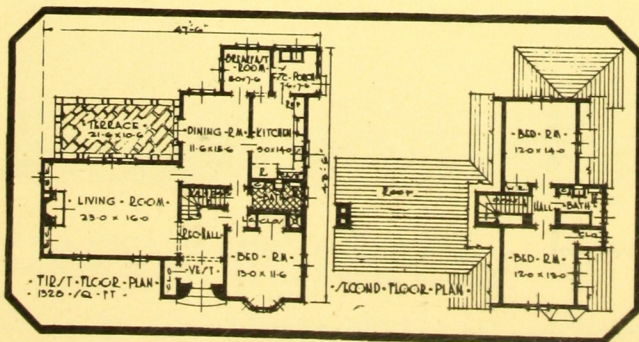
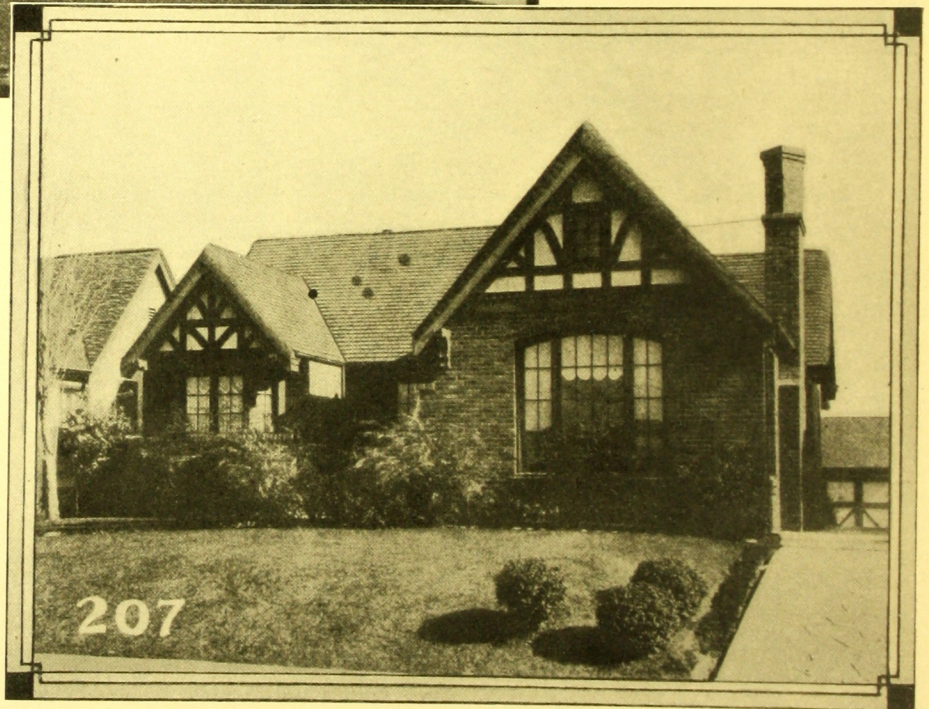
PLAN N° 226

A Colonial doorway that has been skilfully handled incorporates a simply detailed iron rail.



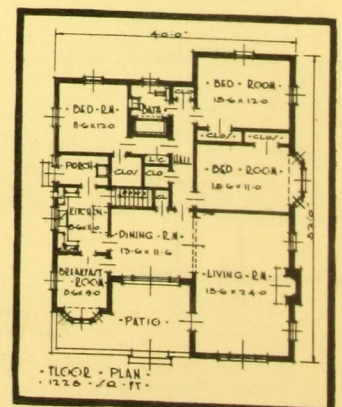
A CHARMING design of Norman influence. Stucco and shingles are used for the outside finish, but almost any material might be used with this house and still maintain its character. Convenient access to the terrace from both dining-room and living-room has been provided. Size, 40 x 52; lot, 50 ft.; contents, 30,400 cubic ft.

"WELL TAILORED" describes this modified English home. The patio offers the promise of many delightful hours out of doors. The floor plan has been unusually well handled, and provides a breakfast nook with bay window, and extra closet space in hall. Measuring 43.6 x 47.6 ft. on a 60-ft. lot, this plan contains 30,000 cubic ft.



LEFT-
FLOOR PLAN
NO. 206

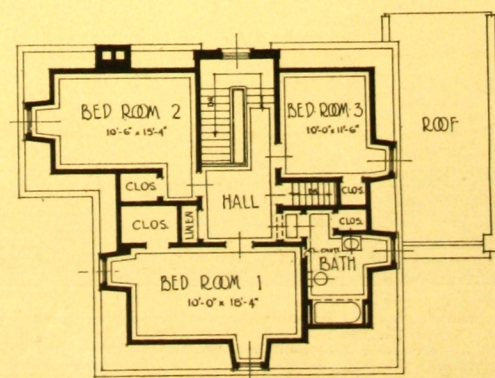
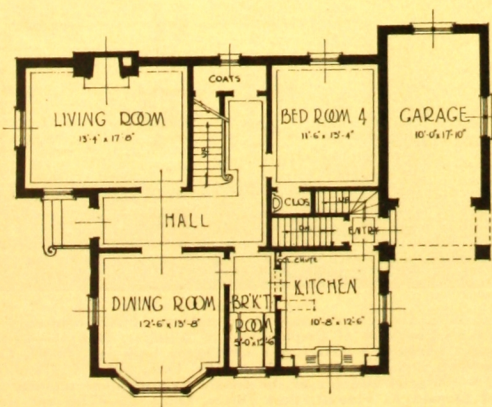
RIGHT-
FLOOR PLAN
NO. 207



A STUDY IN GREEN AND WHITE

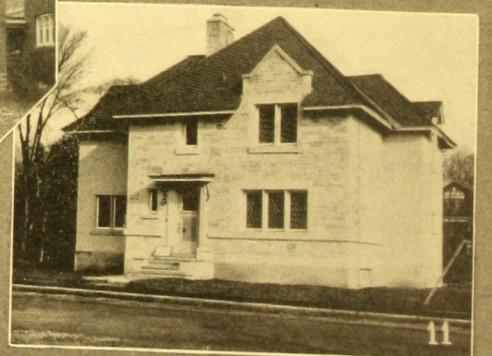
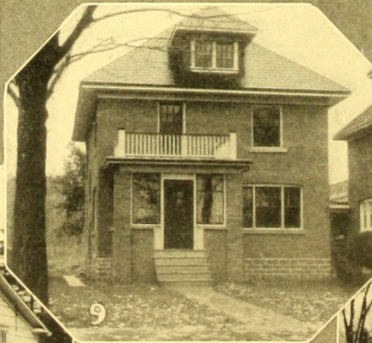
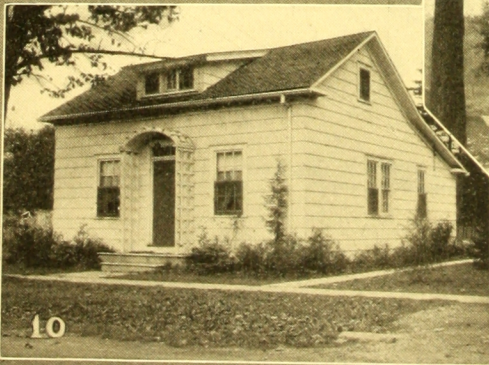
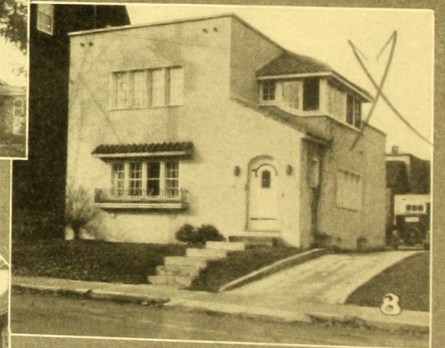
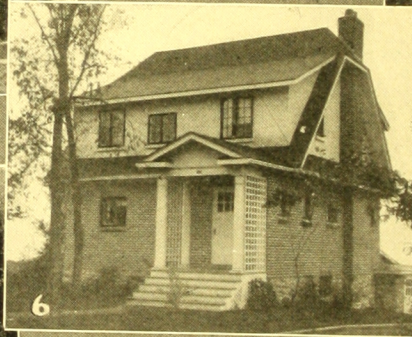
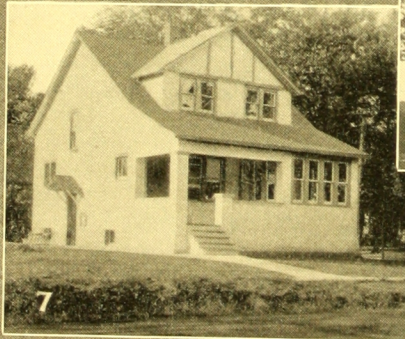
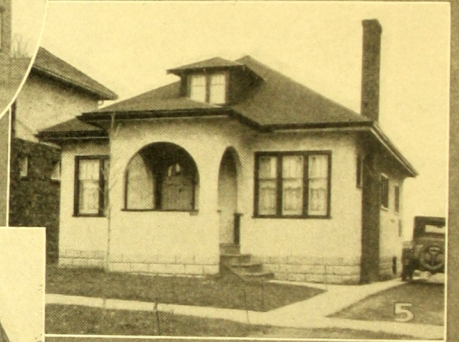
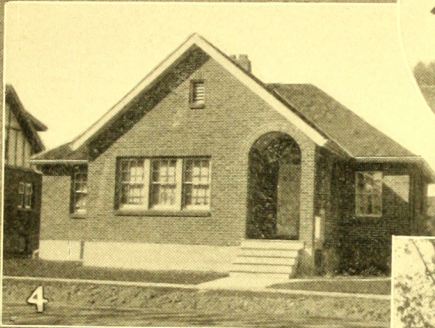
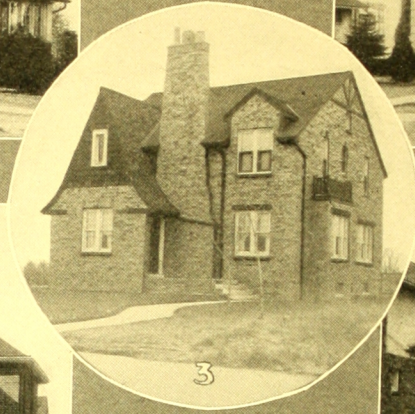
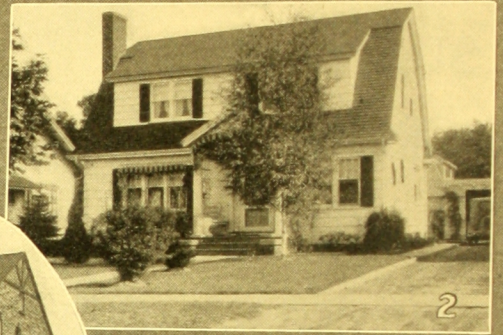
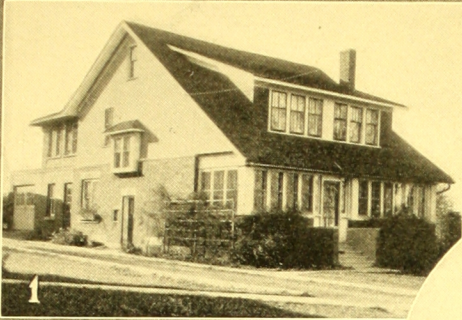


THE settled tranquillity pervading the low lines of this Georgian dwelling is perhaps enhanced by the "established environment" of the cedar planting; or, it may be, the camera has "caught" some of the gentle serenity of a calmly progressive Ontario town. This is the residence of Mr. Russell Morrow, of Orangeville, Ont., designed by Gordon Adamson, Bachelor of Architecture. Reclaimed brick was used in its construction, which, painted white, forms a cheery foil for the green shutters, shingle roof and foliage. The carefully-wrought block cornice, and delicate fan-shape design at entrance, is restrained but effectual treatment. Built on a sixty-foot corner lot, the plan permits entirely satisfactory interior dimensions and arrangement. Contents, 35,400 cu. ft.; size, 32 ft. x 38 ft.



PLAN N° 244

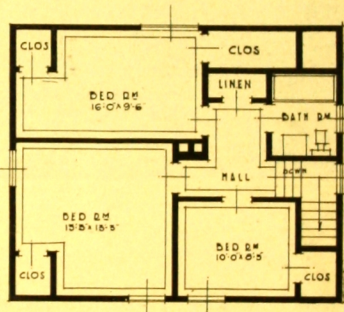
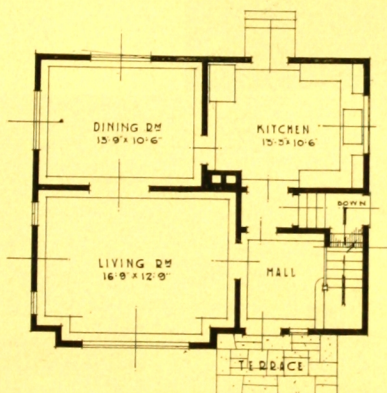
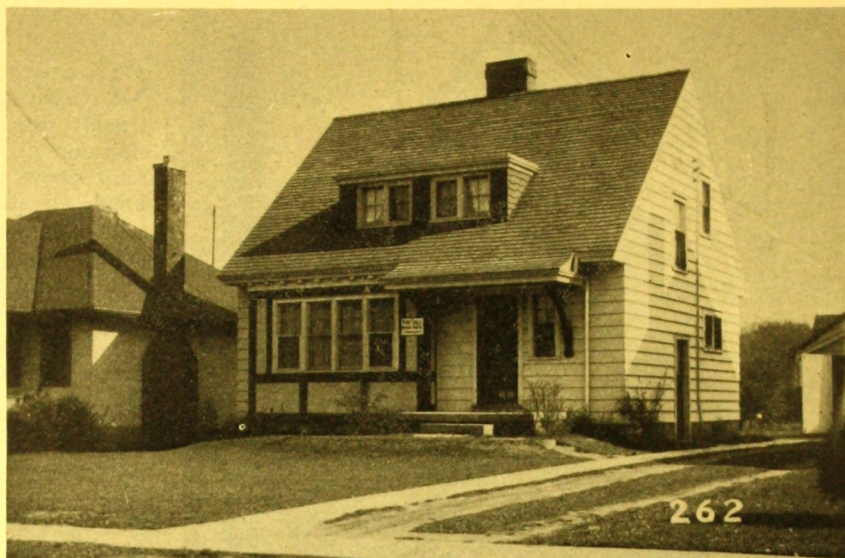
ABROAD WITH THE CAMERA — CURRENT CANADIAN ARCHITECTURE PORTRAYED



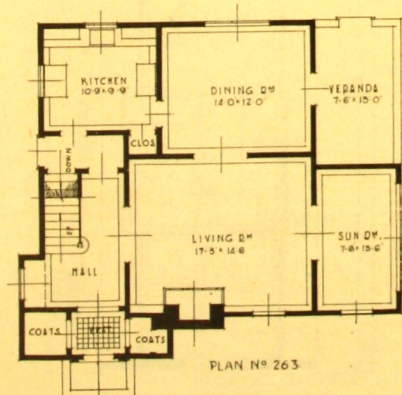
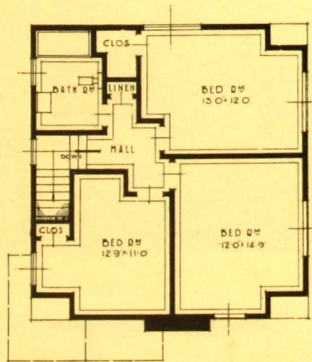
Above is another group of attractive Canadian homes photographed recently by the Building in Canada camera man: 1—Residence of A. Henderson, lumber merchant, Orangeville, Ont.; 2—Attractive new home on Nelles Boulevard, Grimsby, Ont.; 3—Residence of Casper Ligumn, Windsor, Ont.; 4—Pretty little bungalow at Brampton, Ont., built by Jack McLaughlin of the Brampton Lumber Company, Limited; 5—Here is a new home built in Oshawa, Ont., for \$3,500, including the land; 6—Residence at 261 Jane Street, North Bay, Ont.; 7—This modern home was built in Dunnville, Ont., by A. L. Tambling, for \$3,500; 8—Spanish mission type of residence, Third Street and Driveway, Ottawa, Ont.; 9—A good example of the square type of home popular in many Ontario towns, located at 356 Second Avenue East, Owen Sound, Ont.; 10—Residence of Donald K. Howell, Port Dover, Ont.; 11—This cut stone and stucco residence on Seneca Avenue, Ottawa, was built by R. W. White, Building Contractor, 504 Driveway, Ottawa.

REPRODUCED at the right is a pleasant little home on St. Andrew's Avenue, Grimsby, Ont. It is a Colonial design of frame construction, with shingle roof and concrete-block basement walls. Generous window treatment creates a cheerful living-room. The economical layout provides a satisfying interior, with comfortable main rooms and adequate bedroom space and closet provision. Adapted to a lot of 40 ft. frontage, this house measures 24 ft. 6 in. x 29 ft. 0 in., and contains 17,050 cubic feet.

ALSO in Grimsby, on Nelles Blvd., is design No. 263, built by Shafer Brothers for T. A. Sims, Esq. The Colonial home is a general favorite, and typical features have been cleverly incorporated here. The graceful sweep of the roof line, the broad chimney and wide windows, suggest a picturesque but substantial contentment. Construction is wood frame covered with shingles, concrete foundations, and wood shingle roof. A well planned interior permits spacious rooms. Size, 30 ft. 0 in. x 34 ft. 0 in.; lot, 50 ft. frontage; contents, 22,280 cubic feet.



PLAN N° 262



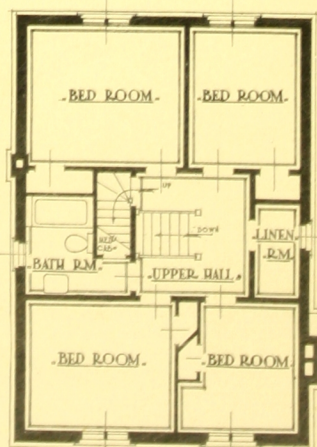
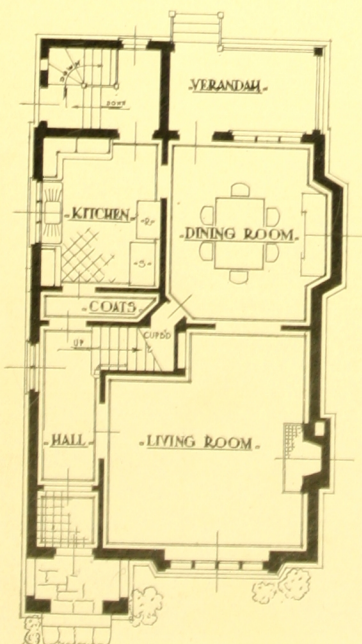
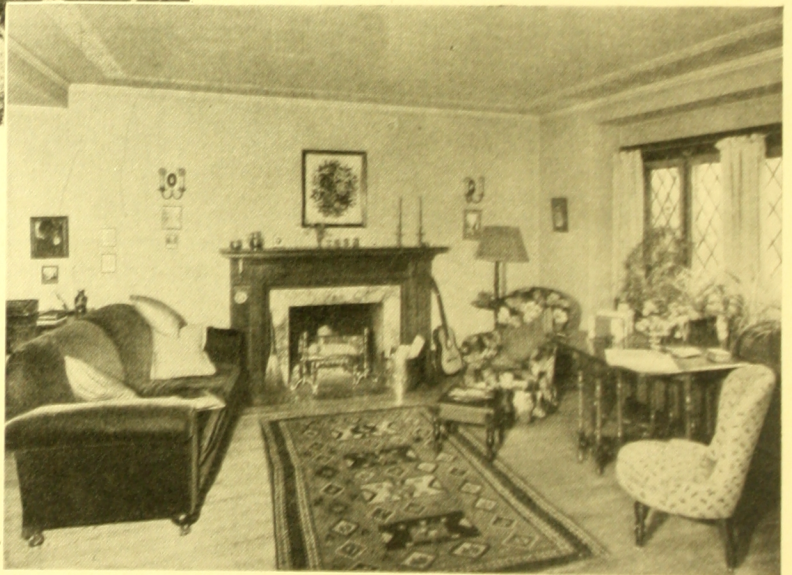
PLAN N° 263



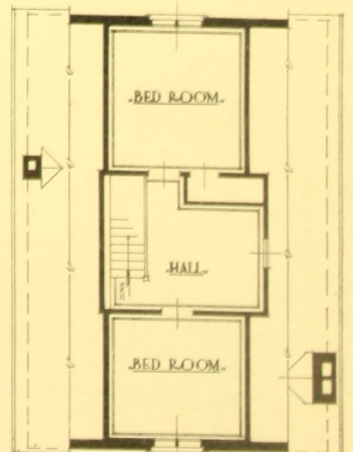
ON a street which has been laid out in comparatively narrow lots, the designer must frankly realize this fact and not try to fake an elevation in imitation of houses with plenty of room about them. There is no reason why a simple elevation cannot be made most individual and attractive.

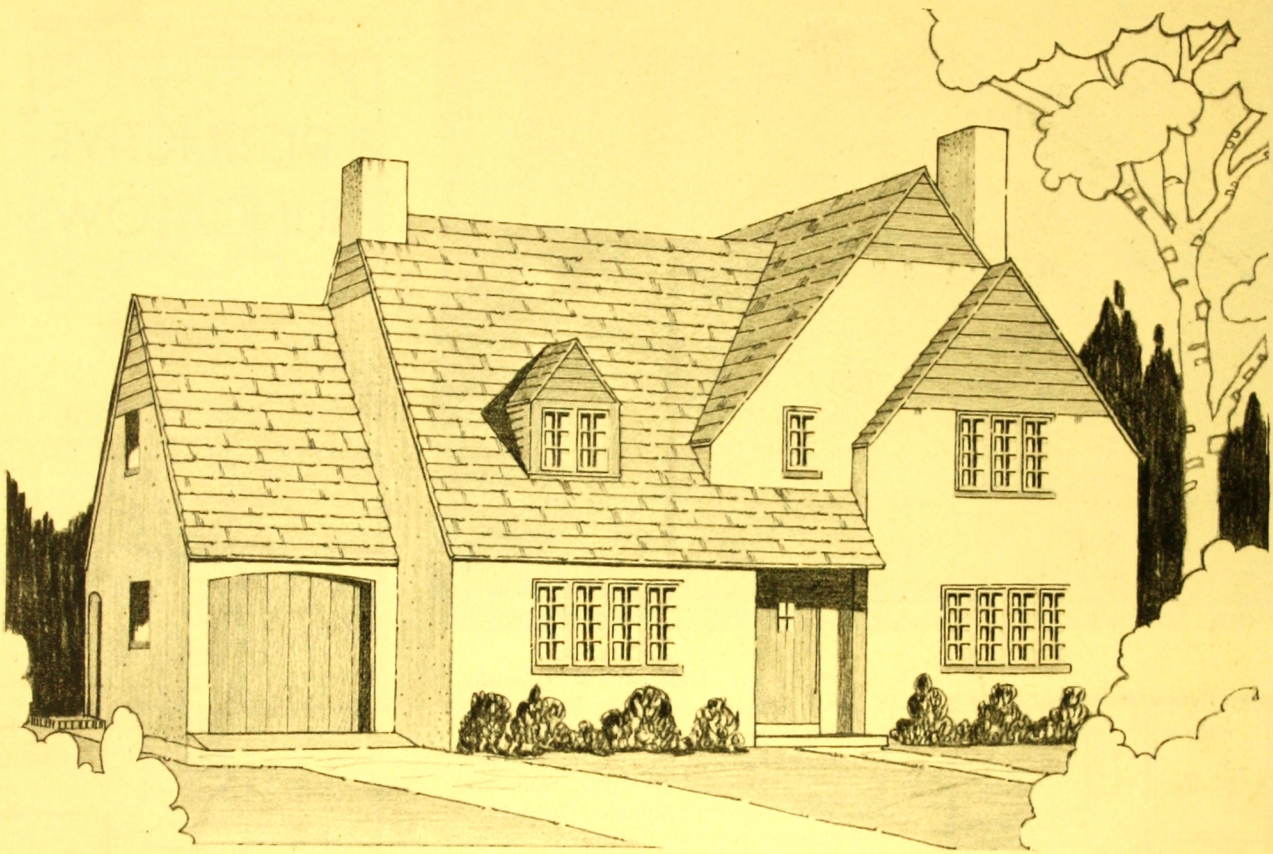
The accompanying design illustrates this point, and, as contrasted with the usual stereotyped dwellings on the same street, shows what can be done to make a house very attractive when full advantage has been taken of the available area.

The plan, which is not complicated by setbacks and irregular layout, makes a very liveable home, with plenty of room and good circulation. Contents, 31,000 cubic feet. Molesworth, West & Secord, Registered Architects, 43 Victoria St., Toronto, erected this house at 77 Lawton Blvd.



PLAN No 247



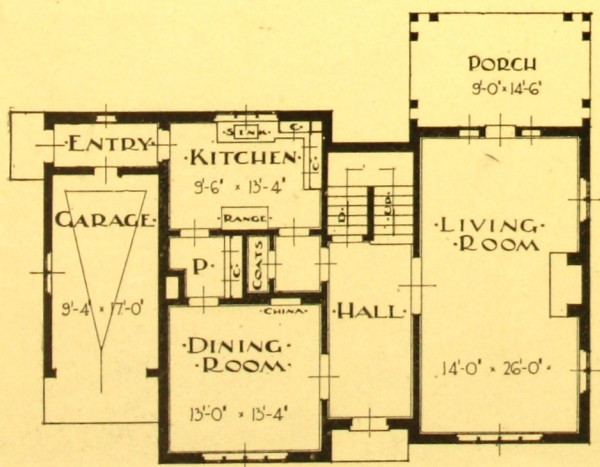


A HAPPY COMBINATION

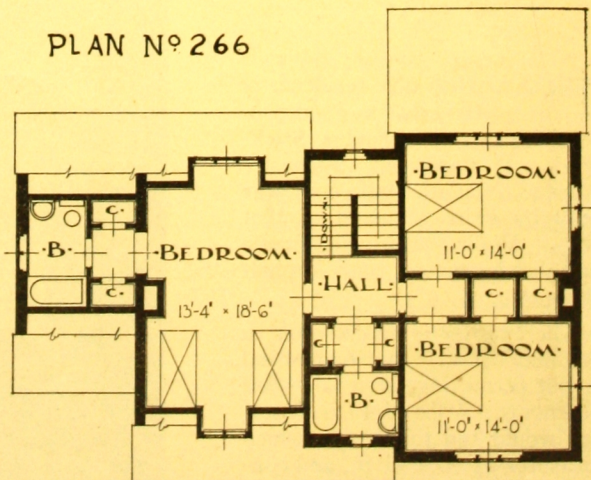
BY lowering the apparent height of this design, the attached garage effects a pleasant atmosphere of home-like coziness; an aspect decidedly and consistently English with its high gables, tall chimneys, close-clipped eaves and informality of line. The harmony of structure, however, is but one of the advantages of this modern adjustment of architecture, another being the ease and economy with which the garage may be kept warm by the home heating plant. Furthermore, when located on one side of the house and toward the front, an attached garage means a material saving in the original cost and upkeep of a drive,

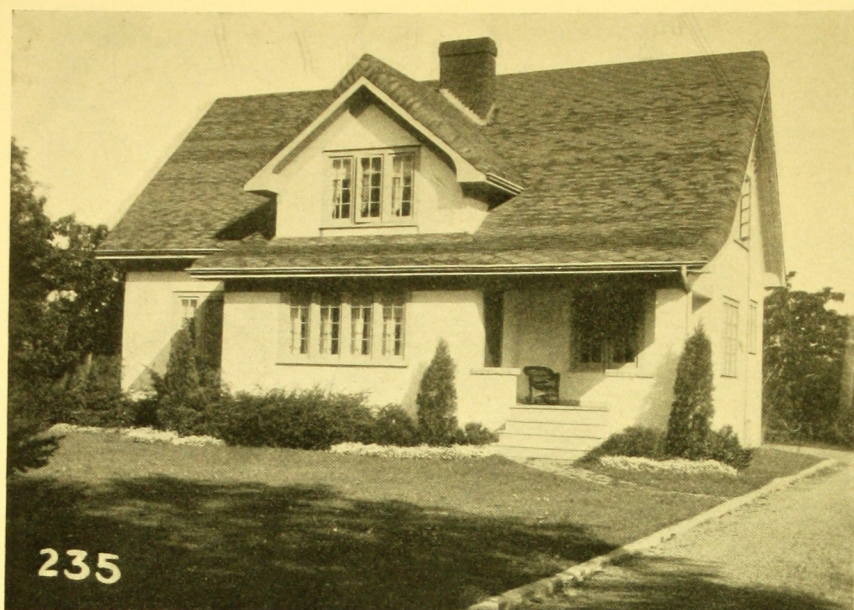
due to the relatively short distance from the street; and, again, and not the least merit to which it owes popularity, the release of the rear portion of the home grounds permits a spacious garden.

The exterior walls of this friendly, likeable home are white stucco, contrasting delightfully with the browns of rough-hewn siding on gable-ends, wood trim and roof. Some features of the well-planned interior are: entrance through recessed doorway to wide hall; living-room with three exposures; pantry between dining-room and kitchen; rear door uniting kitchen and garage; generous sleeping quarters with cross-ventilation of each bedroom. Contents, 34,500 cubic feet.

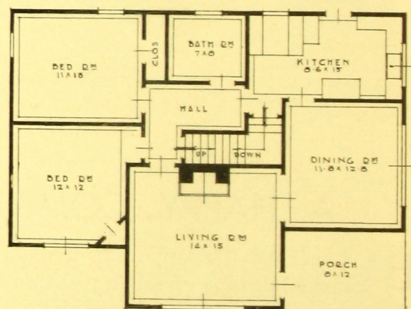
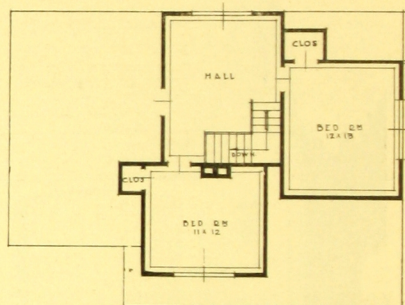


PLAN N° 266





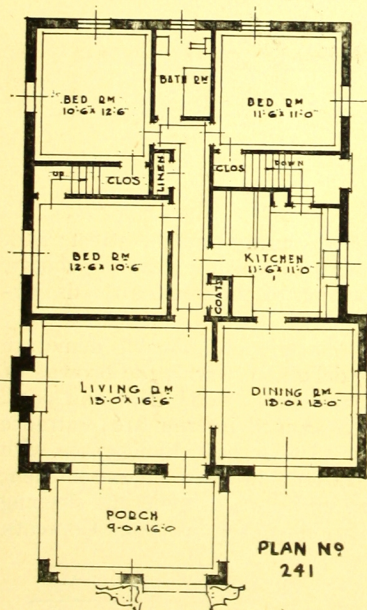
DISTINCTIVE BUNGALOWS



PLAN N° 235

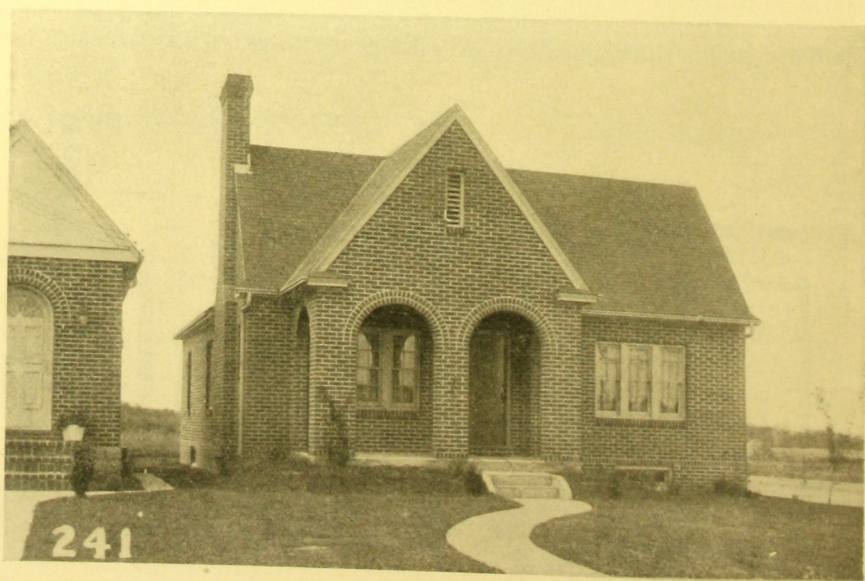
ON the Highway at Grimsby, Ontario, one may see the fine bungalow shown above. In its suburban environment of lawns and foliage, the white stucco walls and colored asphalt shingle roof form a pleasing picture.

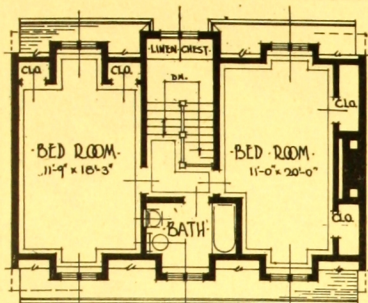
The main floor plan provides a complete bathroom and two bedrooms, permitting accommodation as a one-floor bungalow, if desired. H. L. Wood, Builder, erected this home, measuring 30 ft. x 40 ft., on a lot of 55 ft. frontage. Cubic contents, 26,000 ft.

PLAN N°
241

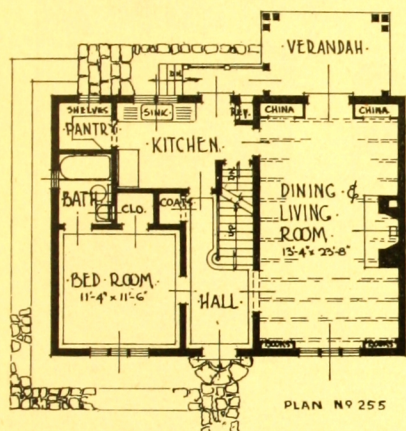
THIS English type residence is distinctive, due to good proportioning and splendid brickwork. It stands on Dorchester Avenue, Niagara Falls, and was built by Fritz Moulard of that city. Walls are wood-frame and brick-veneer; roof, asphalt shingles.

The exterior is deceptive as to accommodation; the economical layout permitting three fair-sized bedrooms. A lot of 40 ft. frontage would suit this house, which measures 31 ft. x 41 ft., and contains 27,180 cubic feet.



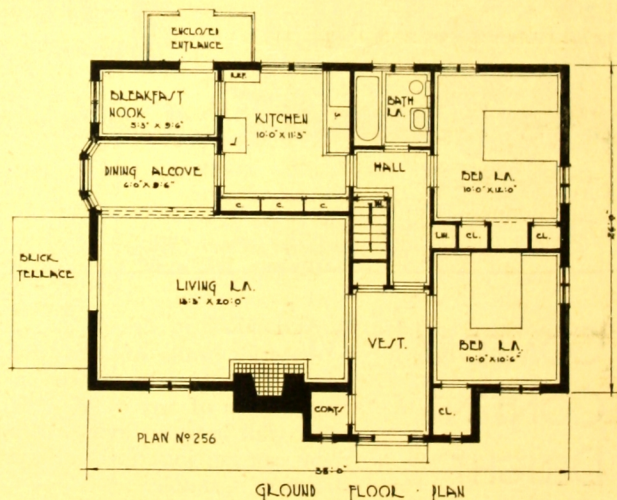
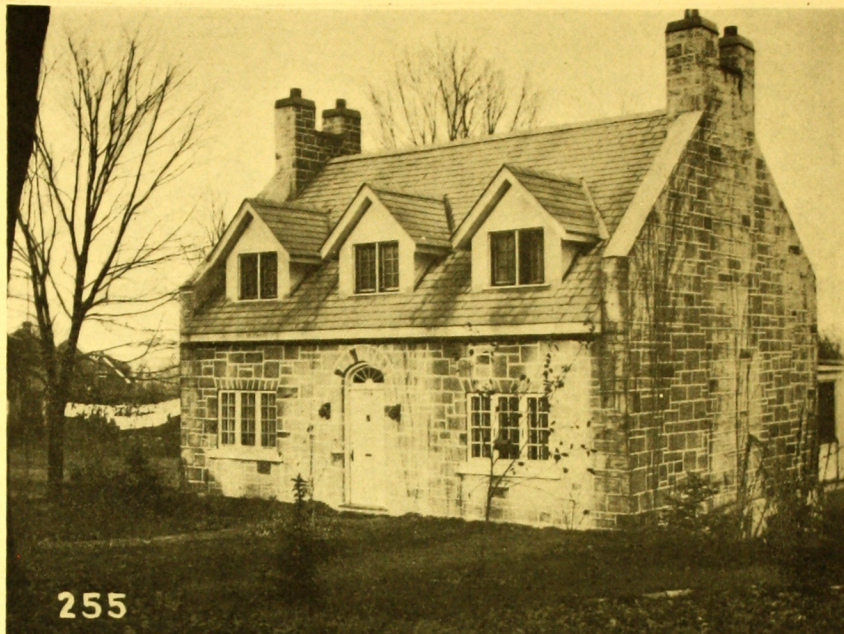


SECOND FLOOR PLAN

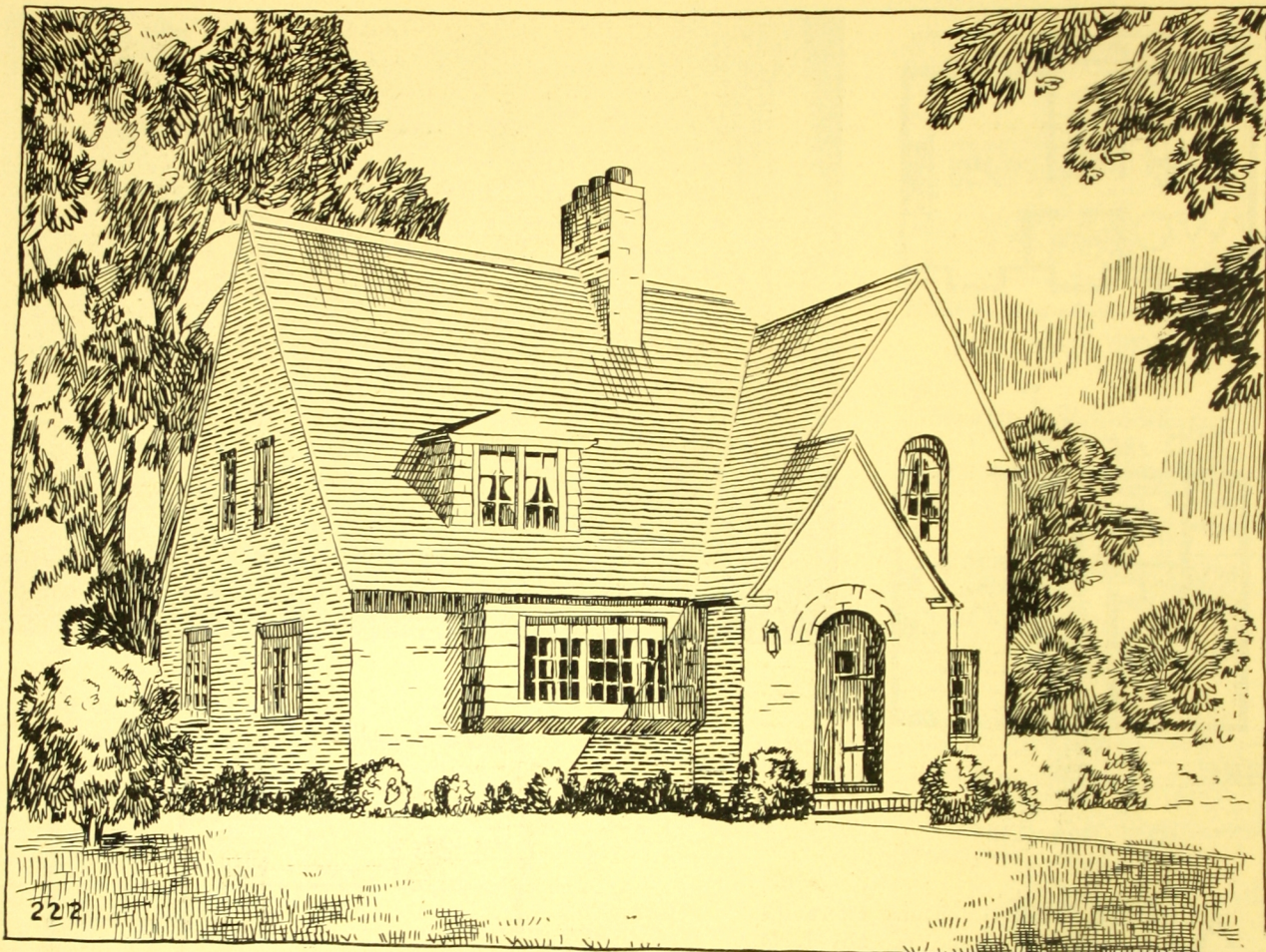


FIRST FLOOR PLAN

ARCHITECTURAL details effect distinction in the home of Dr. J. M. Lomer, 390 Cloverdale Rd., Rockcliffe, Ottawa. Treatment of chimneys, entrance, windows, etc., achieve a result revealing keen appreciation of beauty on the part of the designer. Stucco walls successfully imitate stone. Plan shows a well arranged interior. Dimensions, 25 ft. x 33 ft.; contents, 20,720 cubic feet.



THE simple character of the home of Mrs. Gladys E. Naylor at Essex, Ontario, in its setting of old trees, lawns and hedge, has a decisive appeal. The gable, by clever window arrangement, adds to the attraction of the entrance. A convenient interior includes closet space in vestibule, and a breakfast nook. This house measures 35 ft. x 26 ft., and contains 18,500 cubic feet. Cost, \$4,000.



COMFORT CONTENT DELIGHT

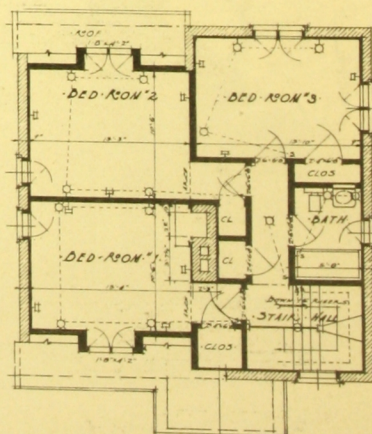
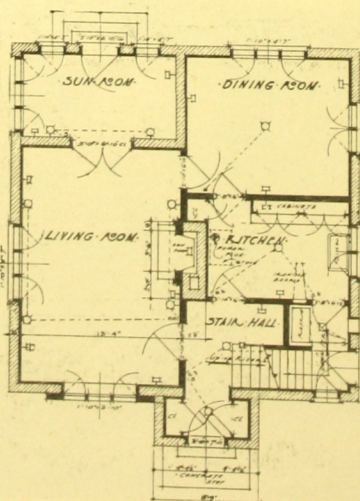
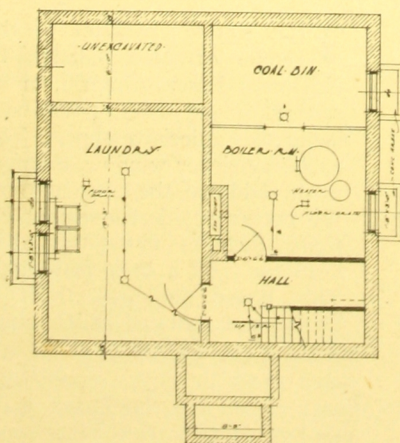
MODERN in design and elevation, exterior walls of this home would be adaptable to brick, stucco or stone, or a combination of any of these three. Due to cross wall between living-room and dining-room causing joist to run all one way, construction is simple.

Convenience and economy of space are features of the interior. Note especially the bright living-room of good proportions, and

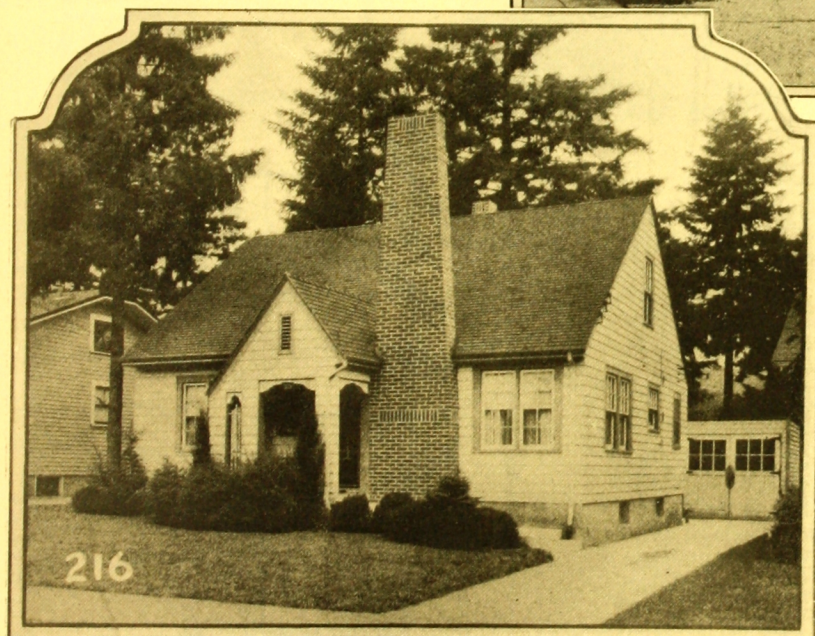
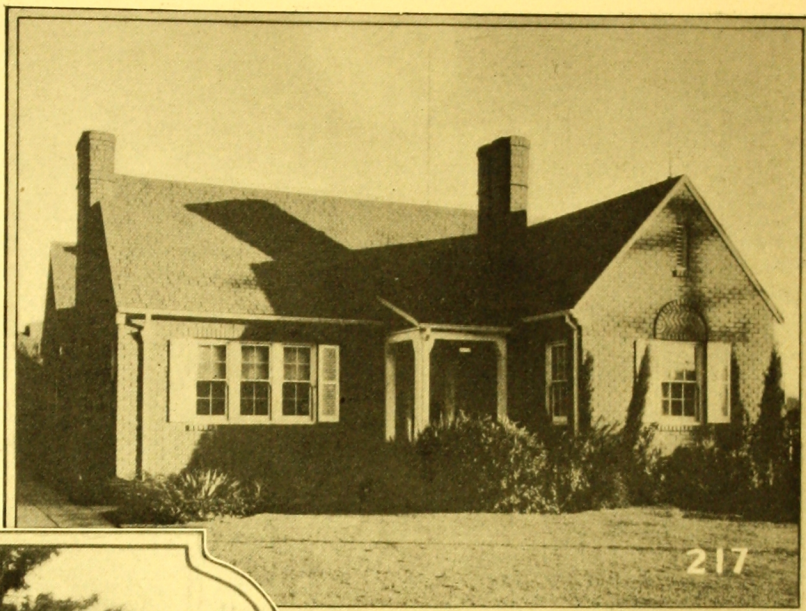
easy access to dining-room and sunroom; maintaining separate living-quarters and service section. Contents are 21,866 cubic feet; and, measuring 29 ft. x 29 ft., this design would suit a lot of 50 ft. frontage. It was built for Mrs. M. E. Howell, Port Dover, by C. P. Ryersie.

Working drawings of this house consisting of perspective, front elevation, cross-section and 3 floor plans ($\frac{1}{8}$ " scale mounted on linen), are available at \$5 for 2 sets. Cash with order. Home Builders' Bureau, 31 Willcocks St., Toronto.

PLAN No 222



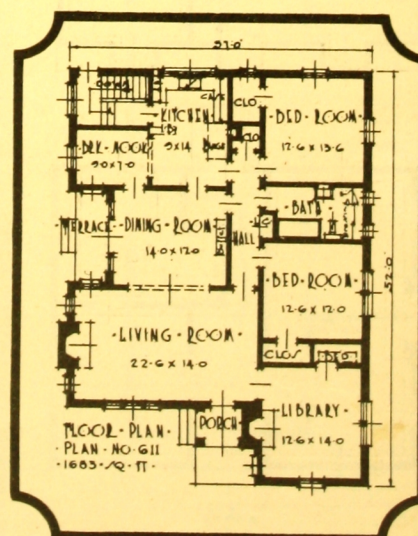
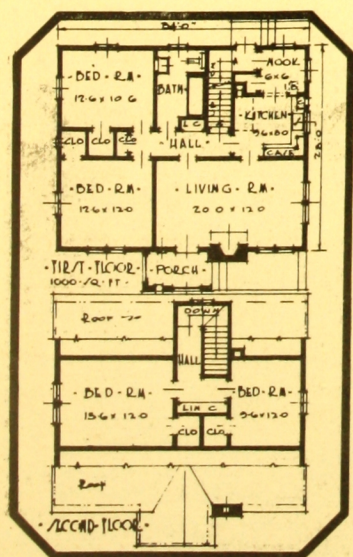
HERE domesticity is a dominant note—quiet, peaceful, contented. The floor plan calls for 2 bedrooms, with a wall-bed closet in the library. Two fireplaces add greatly to comfort and cheeriness. Monotony of red brick walls is relieved by cream-colored shutters and trim. Lot, 40 ft. frontage; size, 28 x 34 ft.; contents, 19,500 cubic ft.

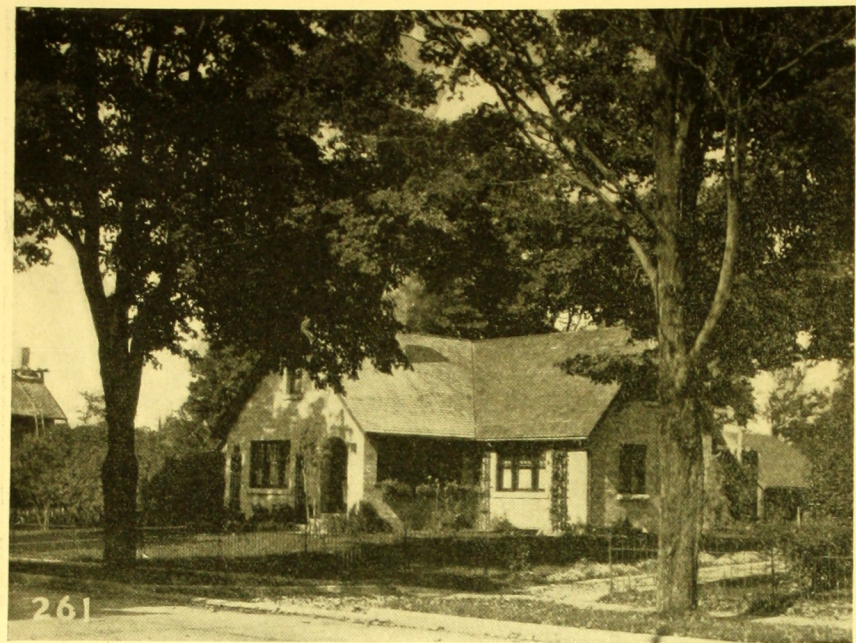


THIS home will fill the requirements of many large families who must have ample room without running the cost of the house into too much money. The large living-room may be used as a dining-room without inconvenience; four large bedrooms with a wealth of closet space making this feasible. Lot, 45 ft.; size, 37 x 52; contents, 38,200 cubic ft.

LEFT
FLOOR PLAN
NO 216

RIGHT-
FLOOR PLAN
NO. 217

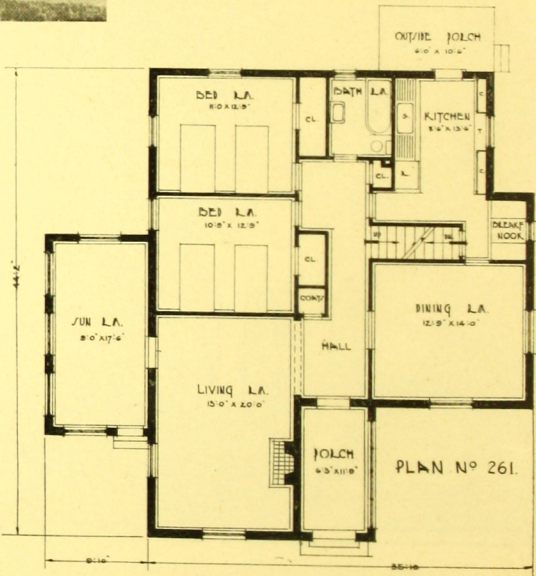
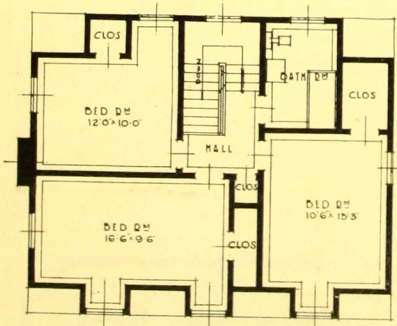




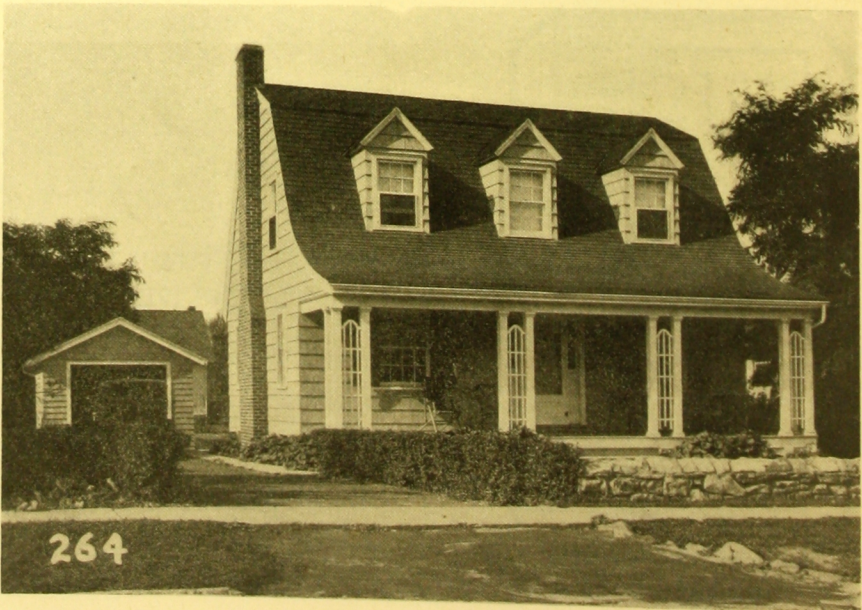
ON a 100-ft. lot, the residence of Mr. J. R. Berwick, Shelburne, Ont., nestles becomingly beneath a cluster of old elms. It is an English design, constructed of grey stock brick, effectively trimmed in black and orange, with roof of wood shingle. The hospitable interior has a centre hall, a large sunroom communicating with the living-room, and a breakfast nook. Size, 44 ft. 2 x 35 ft. 10; contents, 32,800 cubic feet.

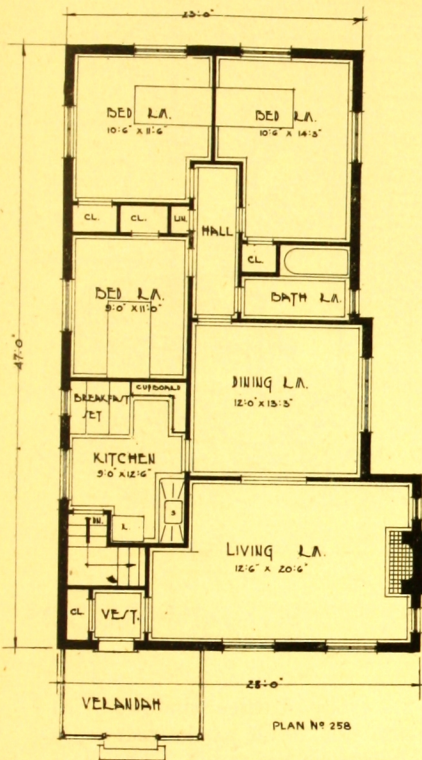
ANOTHER fine sample of the small home of Colonial design is the residence of Mr. N. M. Walker, Nelles Blvd., Grimsby, which is constructed of frame with graceful sloping shingle roof. Four dainty trellises relieve the pillars of formality.

Every room has cross-ventilation, while the charming living-room provides four windows and a fireplace. Size, 32 ft. x 34 ft.; lot, 45 ft.; contents, 23,000 cubic feet.

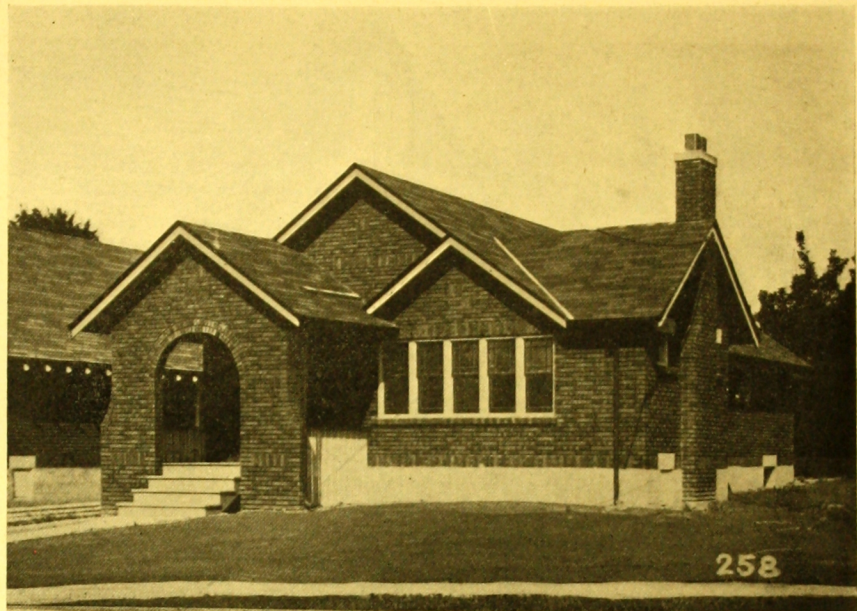


PLAN N° 264



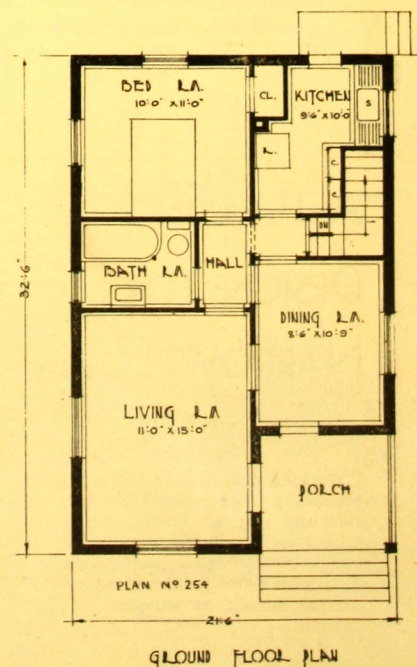
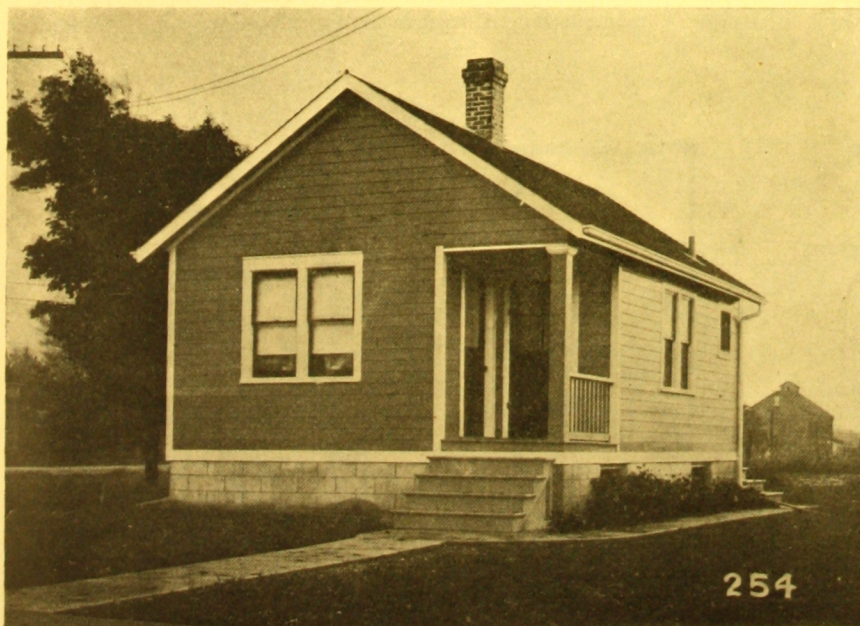


GROUND FLOOR PLAN

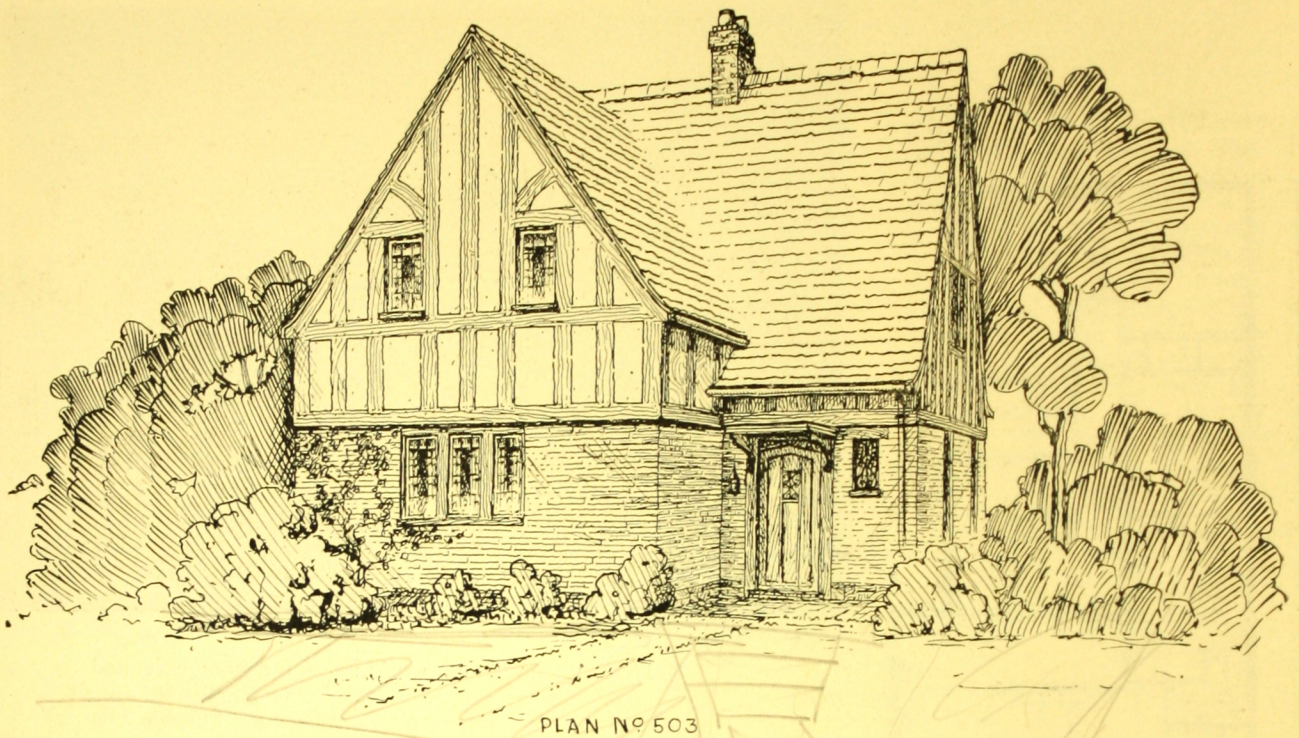


LINE, material and workmanship denote care and taste in the composition of this English design, erected on St. James Street, London, Ontario, by H. L. Sifton. Similar attention to inside treatment provides 3 bedrooms and a fine, bright living-room with fireplace. Size of this house is 28 ft. x 47 ft., and contents 24,400 cubic ft. A 40-ft. lot would be suitable.

THE unassuming little frame home reproduced below was photographed at Goderich, Ontario. Although constructed of the simplest materials, the sturdy foundations and recessed porch suggest snug comfort. On a lot measuring but twenty-five feet, the plan has been disposed to best advantage. Contents of this dwelling comprise 14,000 cubic feet, the actual size being 32 ft. 6 in. x 21 ft. 6 in.



GROUND FLOOR PLAN



THE attractive architectural lines of this house would claim almost anyone's attention. A lot 40 feet wide would be sufficient, and would allow for a wide side drive and plenty of shrubs about the place. Contents are approximately 23,300 cubic ft.; size 30 ft. x 30 ft.

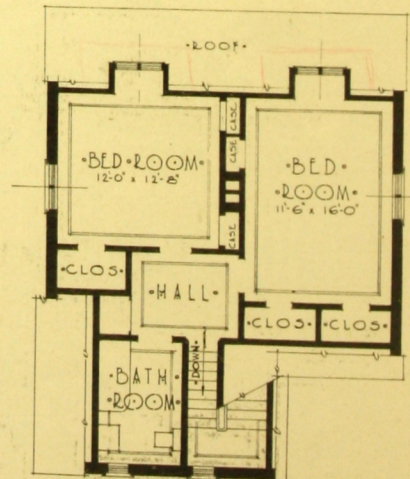
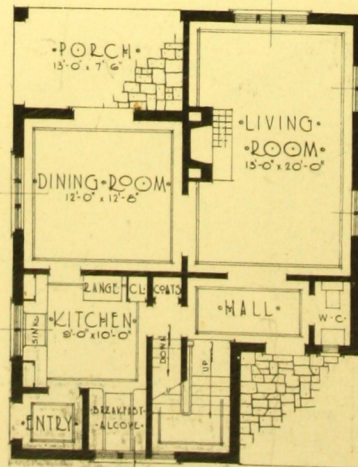
The entrance hall is quite compact, convenient to a small lavatory and coat closet as well as to the stairway to the second floor. The living-room is of generous size, 15 by 20 ft., with an attractive fireplace on the inside wall and with glazed doors and windows lighting the room from three sides. The dining-room is simple in design,

but well proportioned. A group of three windows lights this room from the side, while at the rear a pair of glazed doors opens on the porch. The kitchen is extremely well arranged in an ideal layout.

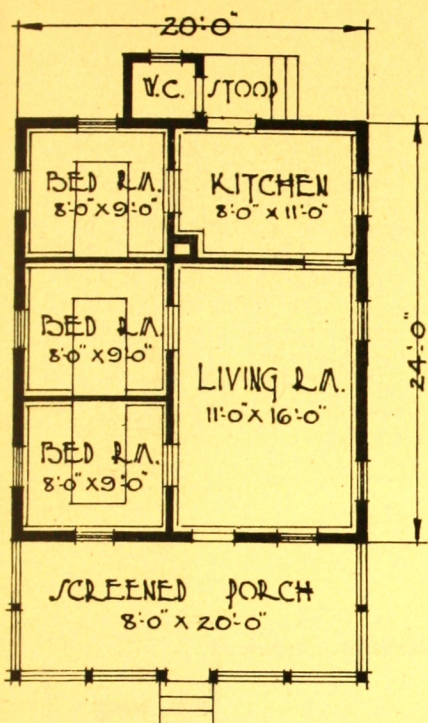
The second floor is featured by a compact but comfortable hall, with two bedroom doors close at hand, as well as bathroom and a neatly arranged linen cupboard. The larger bedroom has two ample closets, and fine windows on two walls, assuring good light and ventilation. The smaller bedroom, more compact, lends itself to a pleasing furniture arrangement.

A PLEASING DESIGN FOR A NARROW LOT

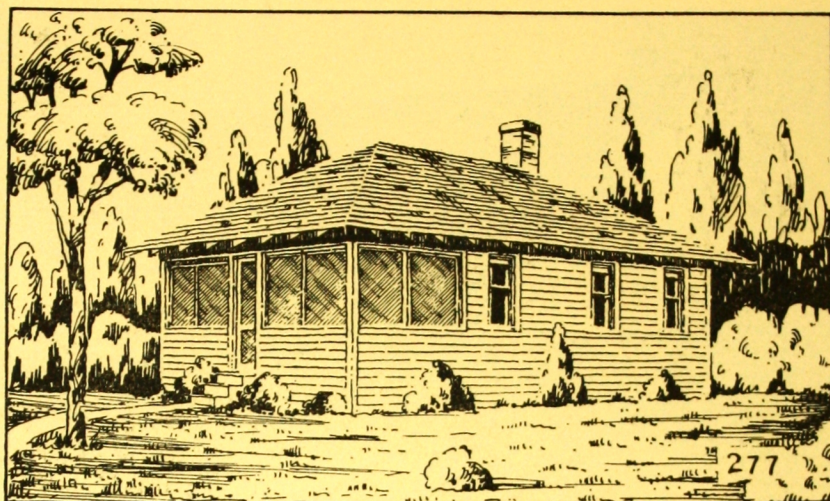
Working drawings of this plan consisting of perspective, front, side and rear elevations, and 3 floors, are available at \$10 for two sets ($\frac{1}{4}$ " scale blueprints). Cash with order. Home Builders' Service Bureau, 31 Willcocks St., Toronto.



PLAN NO 503

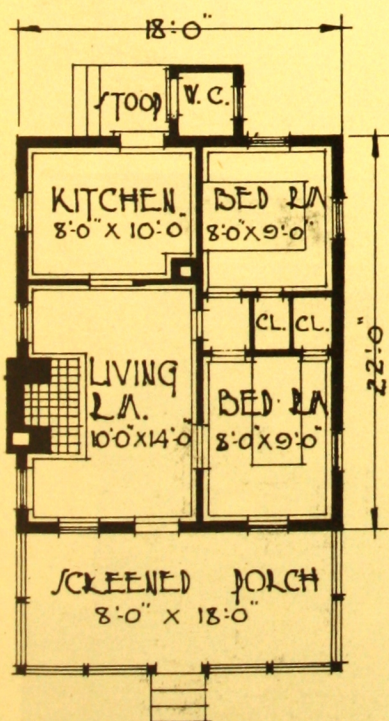


FLOOR PLAN No 277

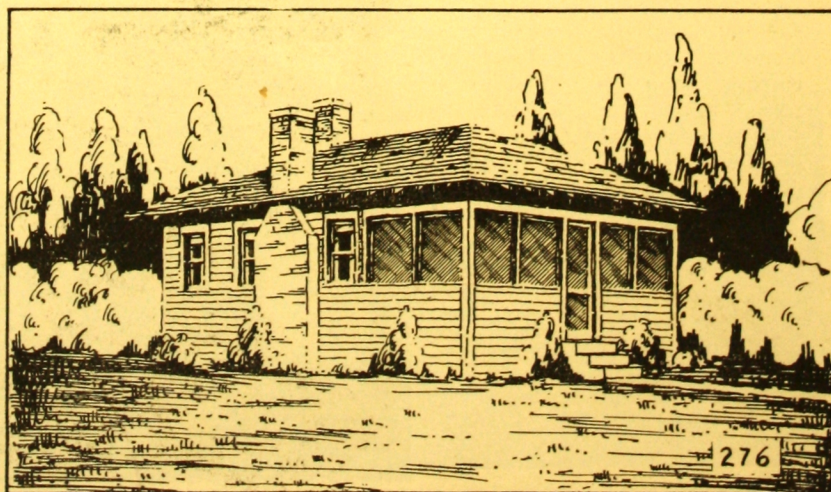


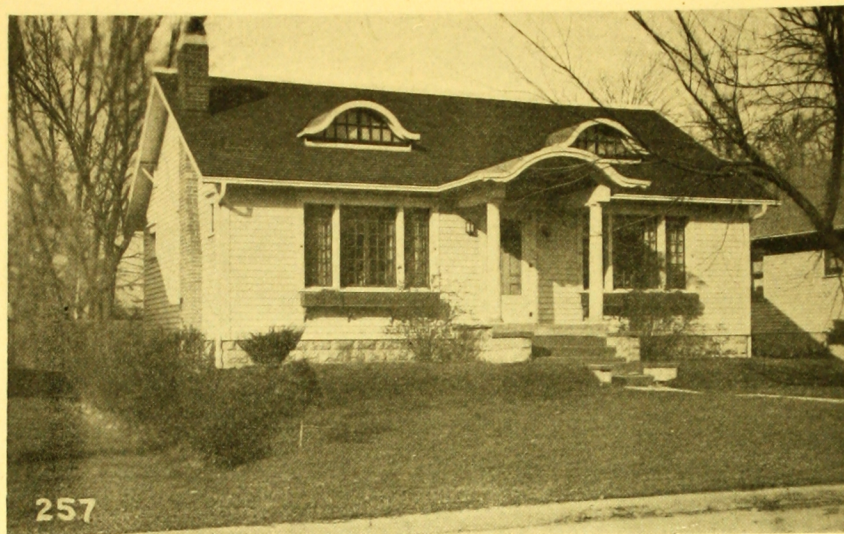
SENSIBLE arrangement and convenient equipment should be the rule in summer cottages if the lazy warm months are to yield full measure of holiday relaxation. A home in harmony with the peaceful lap of the waves on the beach when the tree toad sings in the afternoon heat, or the Whip-poor-will calls at sunset, increases one's content.

The two examples shown on this page have a simple beauty and provide easy, livable interiors. The welcome protection afforded by a screened-in verandah does not darken the living quarters or spoil the wide view of woods or shore. Design Number 277 is slightly the larger, containing 7,000 cubic feet and providing three bedrooms. The cottage pictured below contains 6,200 cubic feet, the plan including two bedrooms, and a living-room with fireplace.



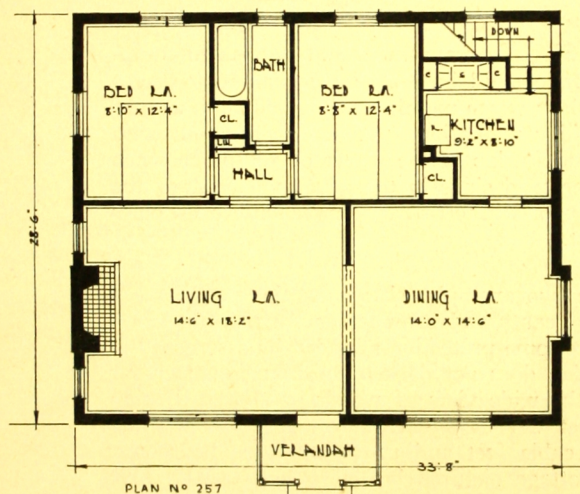
FLOOR PLAN No 276



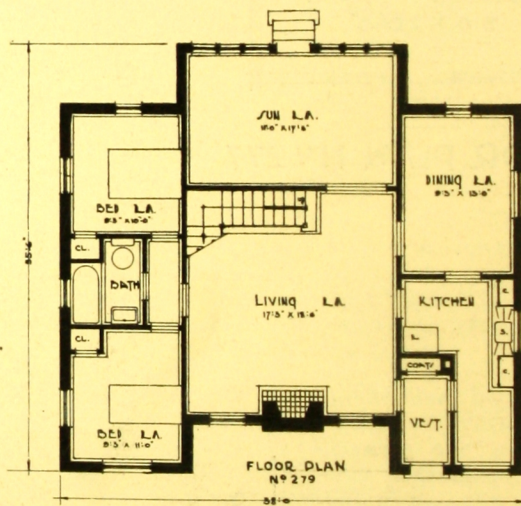


257

THE graceful Colonial home at left is occupied by Mrs. Chas. Smith, 543 King St., Chatham, Ont. It is built of wood frame on concrete block basement, and has wood shingle roof. Measuring 28 ft. 6 in. x 33 ft. 8 in., the thoughtfully-planned interior permits pleasant and serviceable rooms. This design contains 19,240 cubic feet, and is suitable for a lot of 45-foot frontage.



GROUND FLOOR PLAN

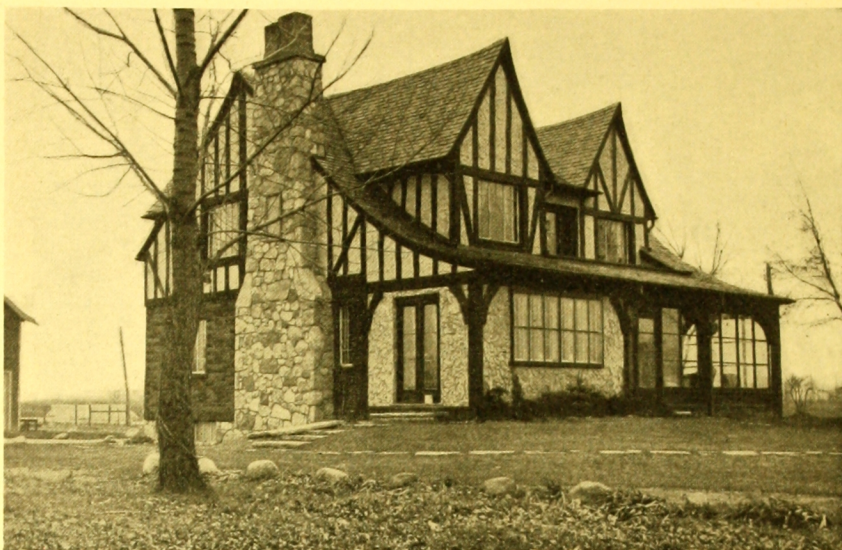


GROUND FLOOR PLAN

AS an unusual and interesting design for a summer home we reproduce the Lewis cottage, built at Rondeau Park, Ontario, by T. C. Warwick & Sons, Ltd. On a lot of 100 ft. frontage, it measures 35 ft. 6 in. x 38 ft., and contains 9,500 cubic feet. Photograph shows rear, the robust chimney marking the living-room fireplace. Walls are frame and the roof asbestos shingles.



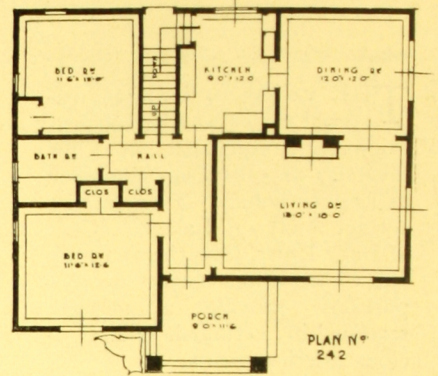
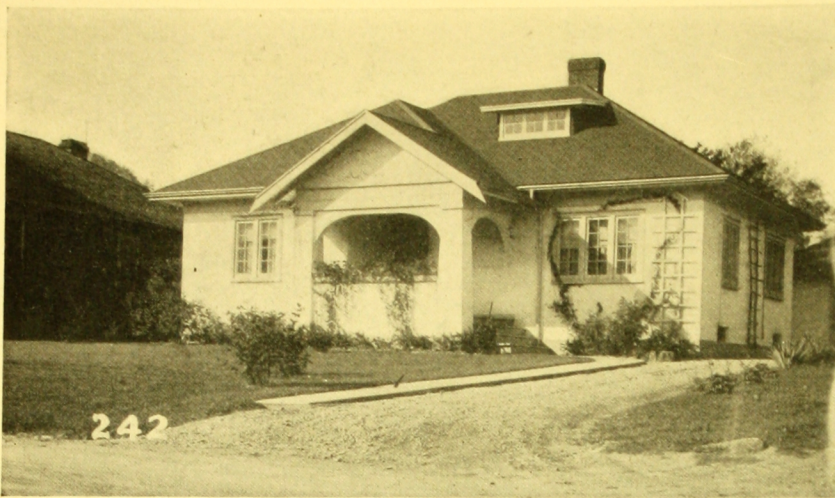
THE variety of building material native to England was originally responsible for the diversity of substances combined in English homes. This summer cottage built on Lake St. Clair at Belle River, Ontario, is a typical illustration. Generous proportions provide a pleasant screened-in verandah and spacious interior rooms.



NESTLING picturesquely in a cluster of trees, this charming little cottage promises a delightful summer vacation. Ideally situated on the bank of the St. Lawrence at Pointe Claire, Quebec, directly opposite Lachine, the sheltered verandah offers tempting retreat for a wide view and long thoughts.

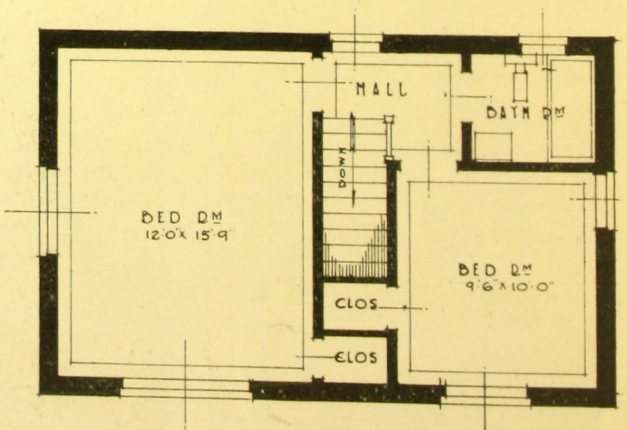
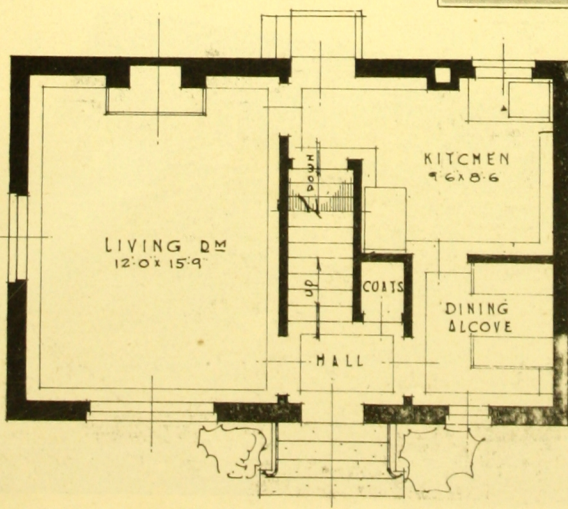
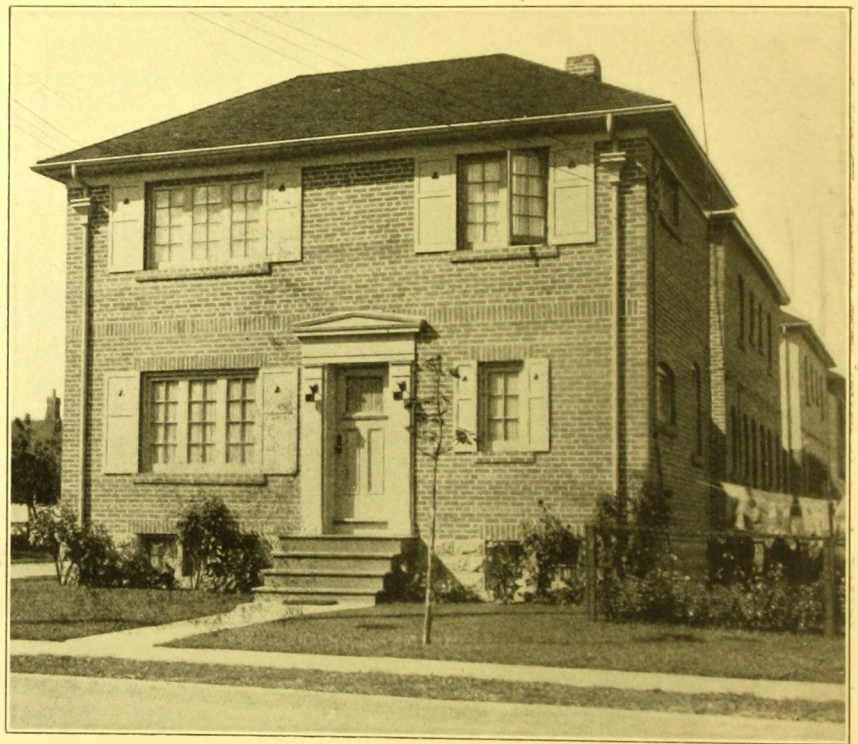
AT Lakewood Beach, near Amherstburg, Ontario, this substantial pair of red brick homes ensure comfortable accommodation for the summer months. Facing Lake Erie, they are well-designed for full enjoyment of its varied moods; plentiful windows providing pleasant interiors if the balcony breeze proves too boisterous.

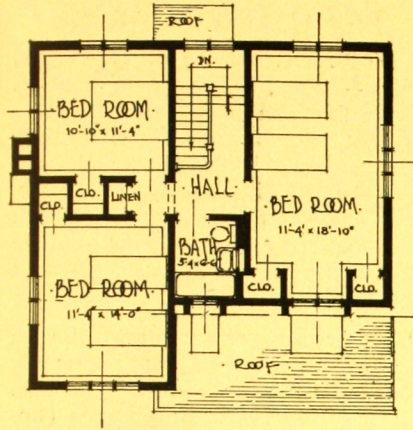




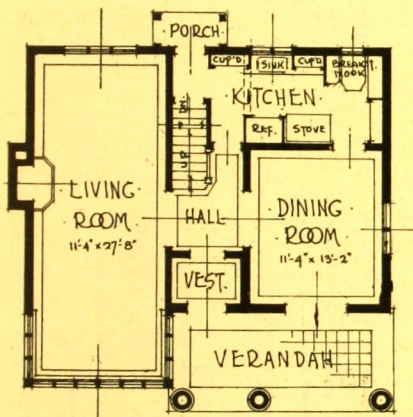
THE beauty of this little home is more than exterior deep, the various rooms having been planned to give the maximum of comfort and convenience. It is the residence of Mr. J. R. Hastings, of Grimsby, Ontario, and its white stucco walls, colored tile roof, and flowering vines present an inviting picture. Measuring 37 ft. x 32 ft., contents are approximately 25,000 cubic feet.

BUILT on Merton Street, Toronto, by Lancaster Brothers, this Georgian design is a fine type of the practical, modern small home. Shutters and trim in one of the popular green tones contrast well with the warm hue of the brick walls. Roof is wood shingles. The well-planned interior gives splendid accommodation. Size, 17 ft. 6 in. x 26 ft. 6 in.; contents, 13,060 cubic feet.



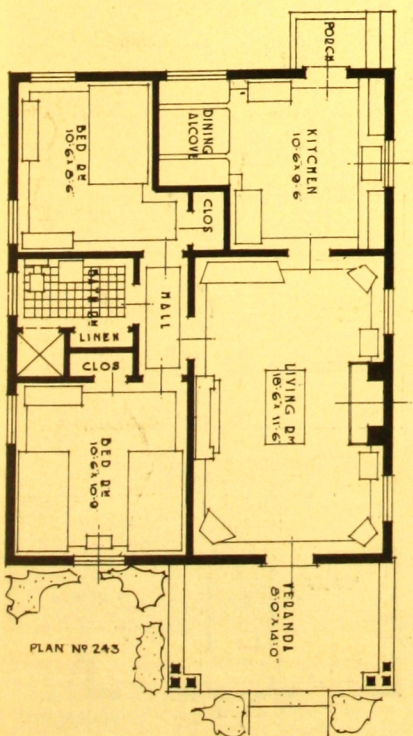


SECOND FLOOR PLAN

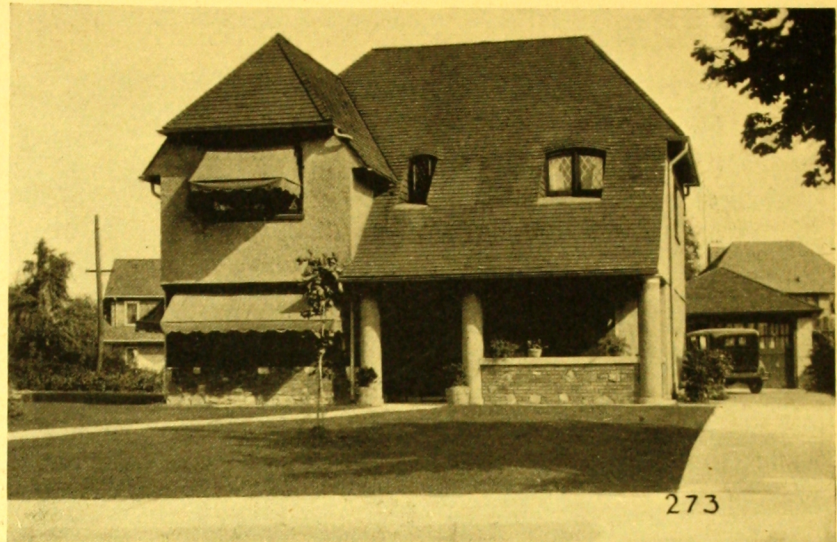


PLAN NO 273

FIRST FLOOR PLAN



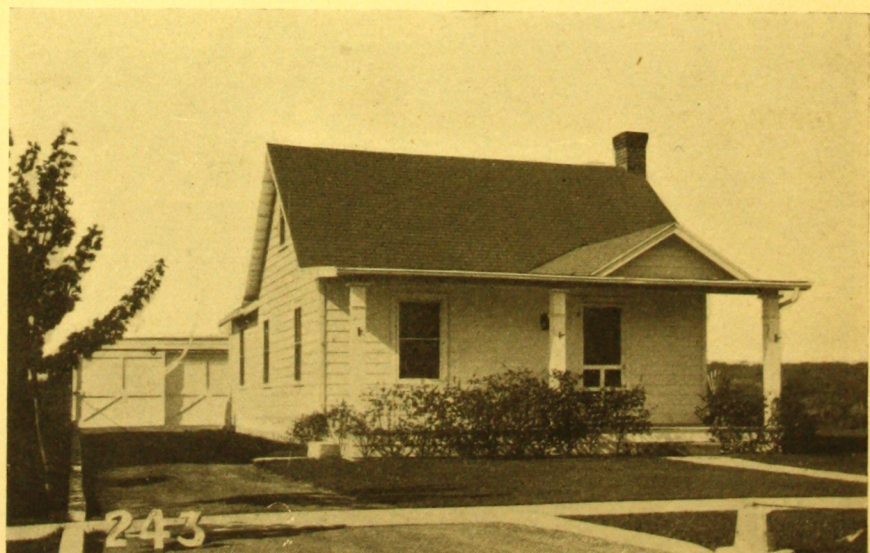
PLAN NO 243



273

ABOVE is a St. Catharines' residence designed by Nicholson & McBeth, Registered Architects, which is distinctly individual. It is constructed of tile and stucco, with shingle roof, and its generous dimensions provide for large, well-lighted rooms. Accommodated on a lot of 50-ft. frontage, the approximate size of the house is 32 ft. x 32 ft., with 21,650 cubic ft. contents.

THE simplicity of this cottage suggests a sunshiny interior, whiffs of lavender in the linen closet, and a bowl of marigolds on the dining table. However, these details are not shown in the illustration of this well-designed modern home built at Crescent Park, Fort Erie, by W. A. Carrington. Construction is frame with shingle roof. Layout discloses an interior of comfort and convenience. Size, 24 ft. x 36 ft.; lot, 40 ft.; contents, 11,480 cubic ft.



243



THE residence of H. Hague, Esq., 955 Logan Avenue, is a fine example of how a narrow lot may be utilized to best advantage. Attractive and well planned, it contains 11 rooms. The exterior is rug brick with stone trim; bay window of stone with copper head; roof best grade red asbestos shingles.

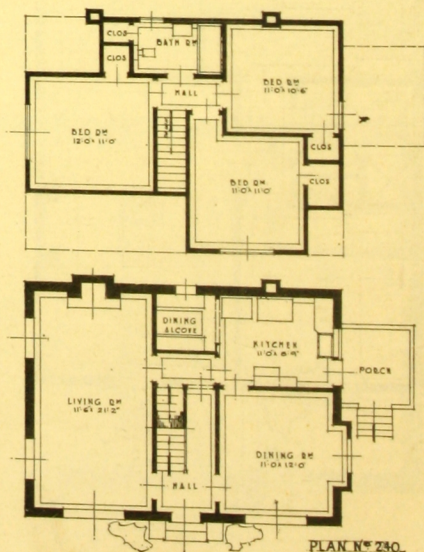
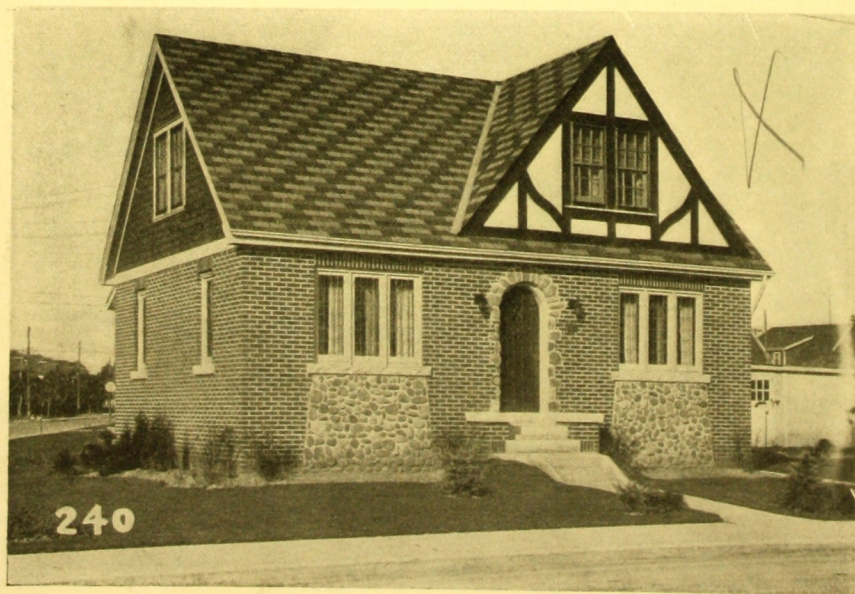
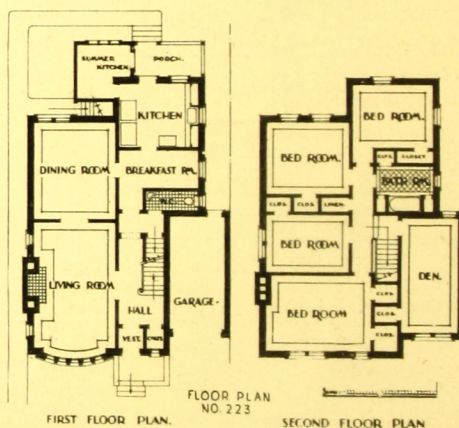
Interior trim is gumwood, with walnut paneled dining-room; oak stairs, and paneled dado in hall. Bathroom and toilet rooms (upstairs and 1st floor) are finished in tile. Suitable for a lot frontage 30.0, this house, measuring 24 x 42, contains 17,460 cu. ft. Designed by N. A. Armstrong, Registered Architect, 19 Melinda St., Toronto.

SEVERAL individual characteristics of this cozy modern home combine in its attractiveness. The window treatment, as well as the inviting doorway and steps, is simple but effective.

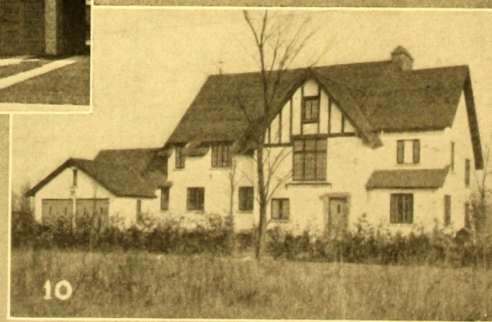
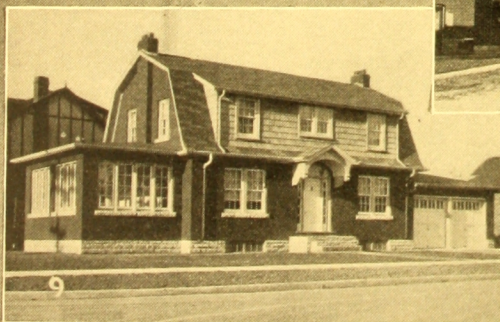
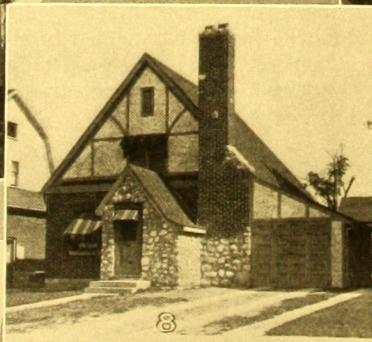
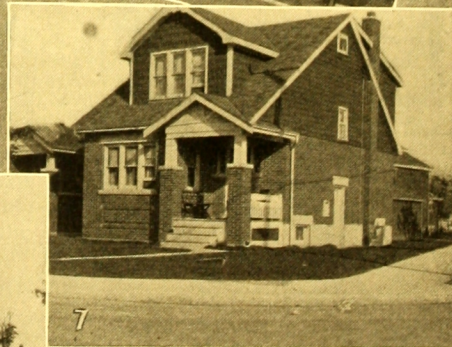
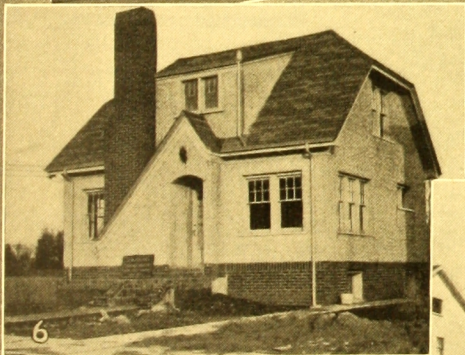
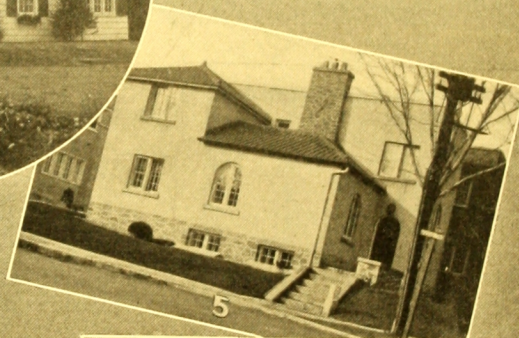
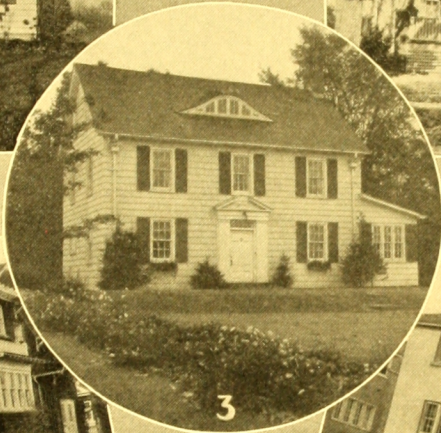
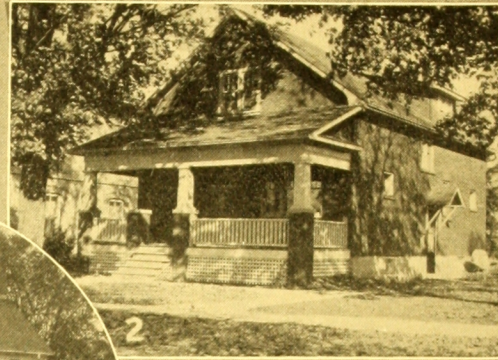
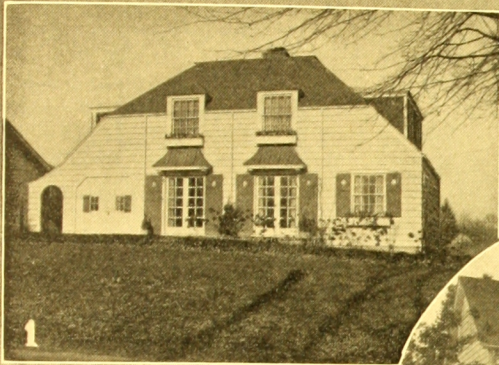
The exterior is brick veneer with half-timbered gable, and roof of colored asphalt shingles.

Interior arrangement is on centre-hall plan, with generous sized living-room, and dining-alcove off kitchen. Three fine bedrooms are each provided with a clothes-closet.

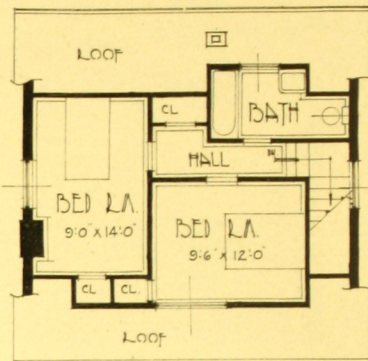
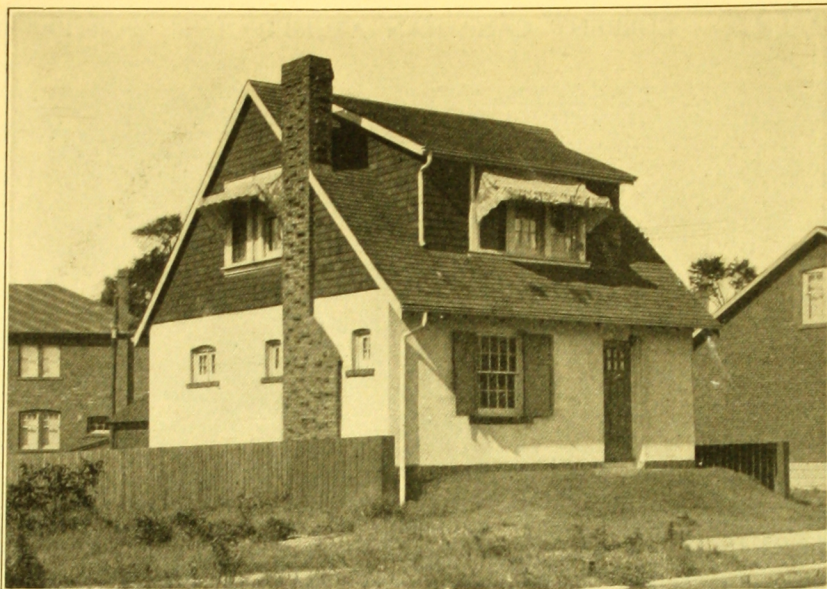
On a corner lot, this house measures 23.0 x 31.0 ft., and contains 17,200 cubic feet. It was built at 70 Arnold Street North, Westdale, Hamilton, by W. D. Armstrong.



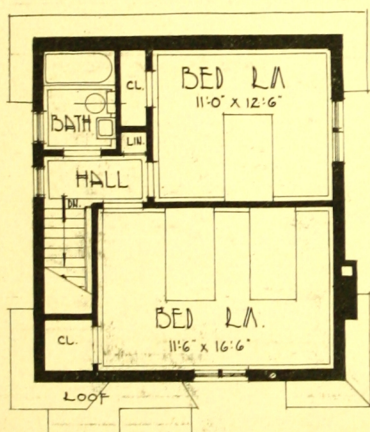
ABROAD WITH THE CAMERA— CURRENT CANADIAN ARCHITECTURE PORTRAYED



1—Kingsville, Ont., attractive cottage of unique design; 2—Port Elgin, Ont., a popular style built by J. Miller; 3—Gravenhurst, Ont., one of many delightful homes in this Muskoka town; 4—Hamilton, Ont., charming bungalow at 64 Paisley St. N.; 5—Ottawa, Ont., ultra-modern design at Third St. and Driveway; 6—Kingston, Ont., lovely Traymoor Street residence built by J. R. McCullough; 7—Hamilton, Ont., well adapted to a corner lot, erected on Dalewood Crescent by Thomas Casey; 8—Niagara Falls, Ont., unique little home at 1806 Moreland Ave.; 9—Brampton, Ont., sunroom and garage form pleasing wings for this modern home; 10—Ottawa, Ont., residence of D. Kemp Edwards, well-known lumber merchant, is a splendid example of good design and workmanship.



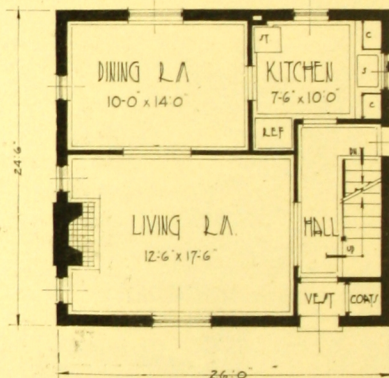
SECOND FLOOR PLAN



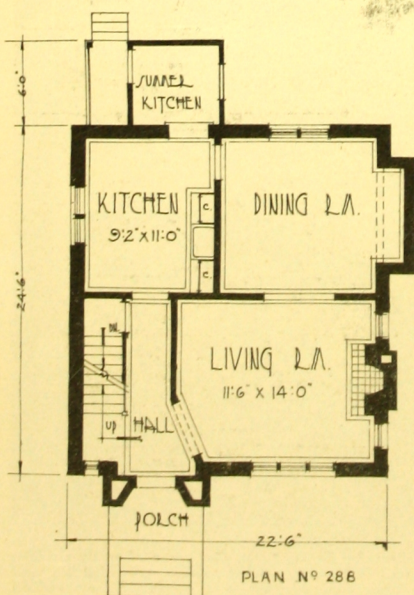
SECOND FLOOR PLAN

THERE is a modest charm about the small home above. Built by the late Duncan Campbell at 1392 Pape Avenue, Toronto, it occupies a 40-ft. lot and contains 15,900 cubic ft. Construction is tile and stucco with wood shingle roof. Interior discloses good planning and coziness.

A SPECIMEN of Ottawa small-home construction is represented below; built by Mr. E. Bellinger, 88 Gilchrist St. Walls are tile and brick facing; foundations, concrete; roof, asbestos shingles. Indoors are cheerful rooms arranged to best advantage. This design contains 14,100 cubic ft. and requires a 30-ft. lot.



GROUND FLOOR PLAN · N° 287



GROUND FLOOR PLAN



NEW IDEAS IN HOUSE DESIGN

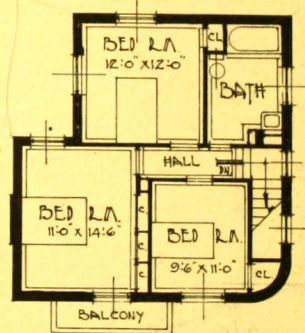
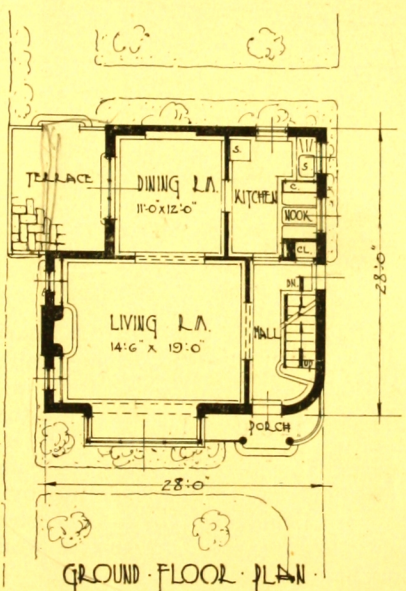
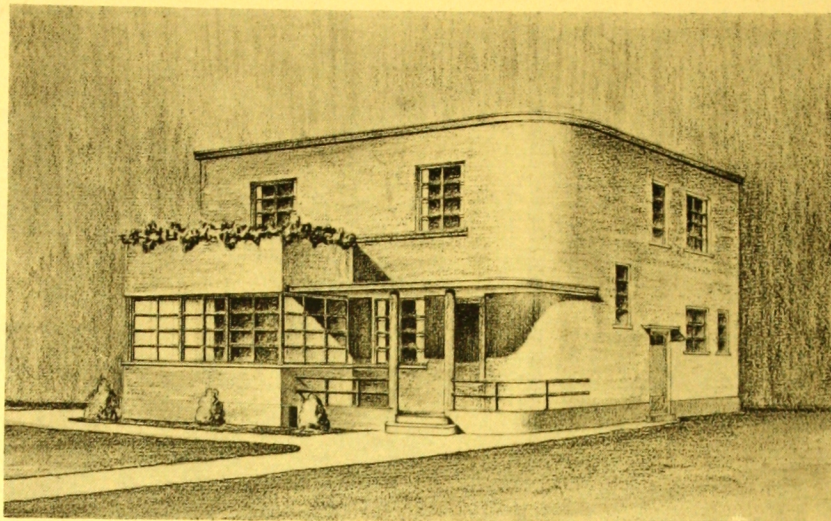
By MICHEL A. BARTEN

WE appear to be at the commencement of a new and creative period, its chief object being towards greater simplicity as well as efficiency outside and inside our homes. New technical and scientific processes have given us many new products with countless different ways of use, and thus a new system of architecture has been established. This so-called "modern" movement is not an irresponsible outbreak on the part of some individuals, but is a sincere effort to reestablish the primary principles of design, and is founded on a sane and reasonable attitude towards modern problems.

The arguments put forth by some critics that modern ideas concerning the home imply the exclusion of decorative interest is absurd. We no longer tolerate cumbersome ornament left to us by tradition, and which we accepted as a matter of course or for reasons of personal sentiment. We are gradually learning the value of plain surfaces, light and airy compartments, and are more sparing in the introduction of ornament.

First of all, let's see that we have houses sanely planned and constructed, with well-proportioned rooms provided with ample window area, and scientifically heated and ventilated. At the top of this page is shown the author's conception of a "modern" house that answers these requirements. Let us ensure that our furniture is not only soundly constructed of fitting materials, but is comfortable and properly considered for its purpose. The idea that an elaborate and costly article is necessarily more beautiful than a simple object economically produced is untrue.

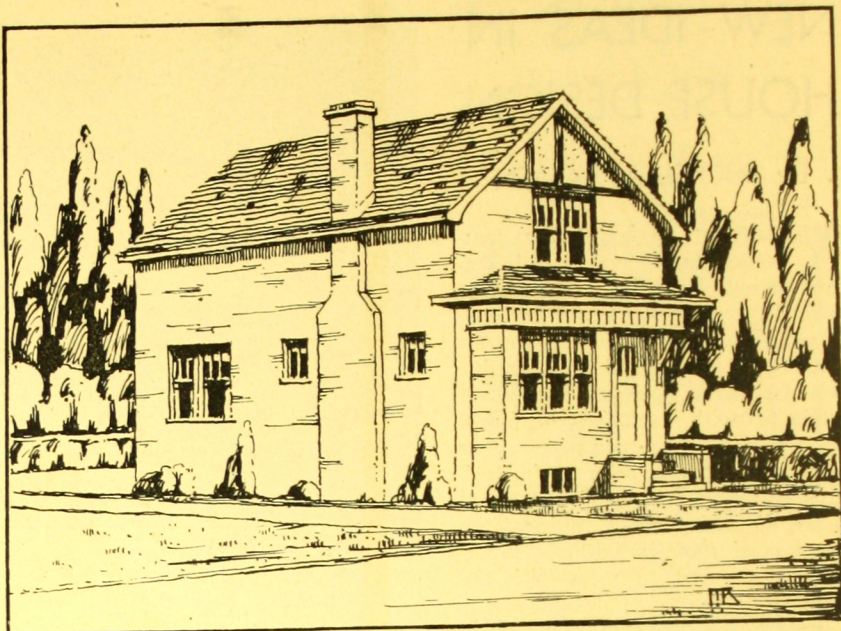
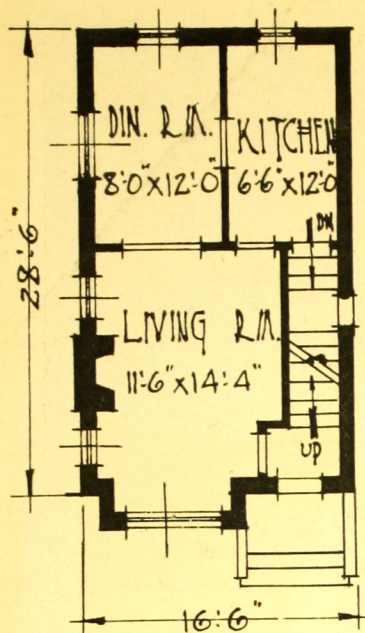
Let us in common fairness judge the work of modern designers in relation to the general objective and credit it with any qualities of value it may reveal. Only after a considerable period of experiment and co-operation can we hope ultimately to create an architecture which is a convincing expression of our civilization.



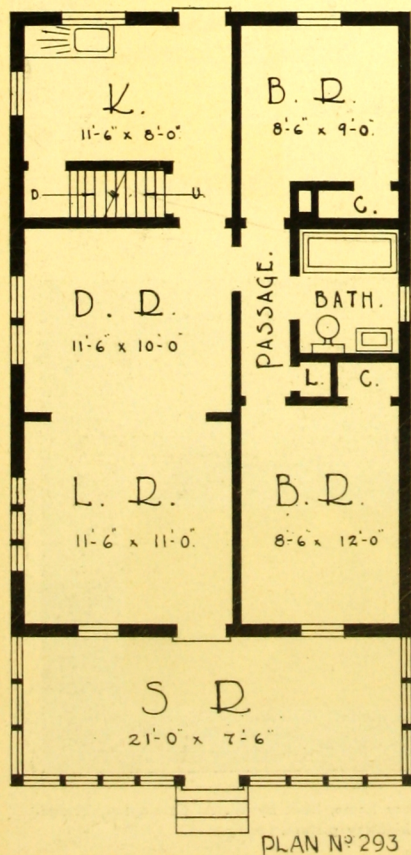
PLAN 292



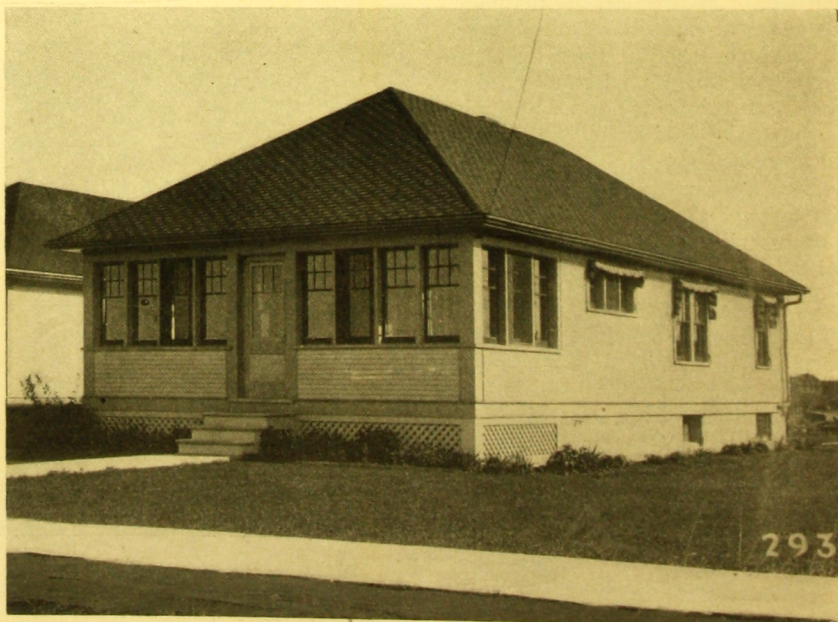
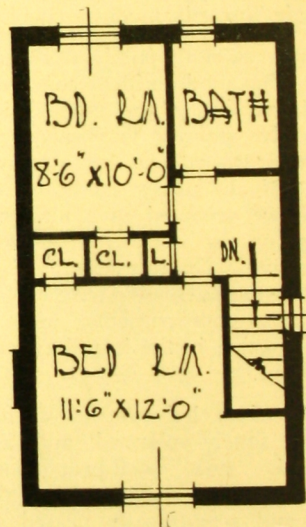
The cream stucco walls and flaming red roof this Summer home, built by W. A. Carrington, Bridgeburg, make an attractive highway picture.



DESIGNED and built by United Realty, Ltd., 56 Victoria Street, Toronto, this substantial home is up-to-date and inviting. The walls are of tile with brick facing, and the contents approximate twelve thousand cubic feet. A simply arranged interior affords good-sized rooms adapted for comfort.



BUILT at New Liskeard, Ontario, by Hill-Clark-Francis, Limited, this design measures 22 ft. 0 in. x 42 ft. 0 in., with contents of approximately 12,600 cubic feet. It is a practical, homelike type of small dwelling, and is planned to provide a very liveable interior. The pleasant sunroom is a feature that would make a general appeal.



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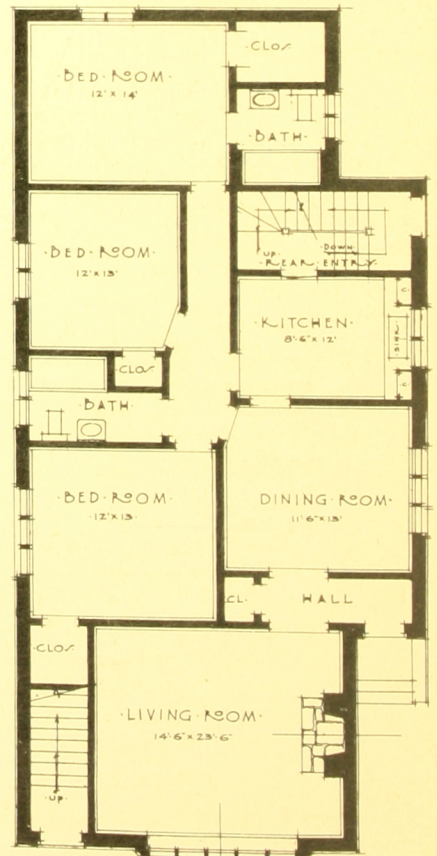
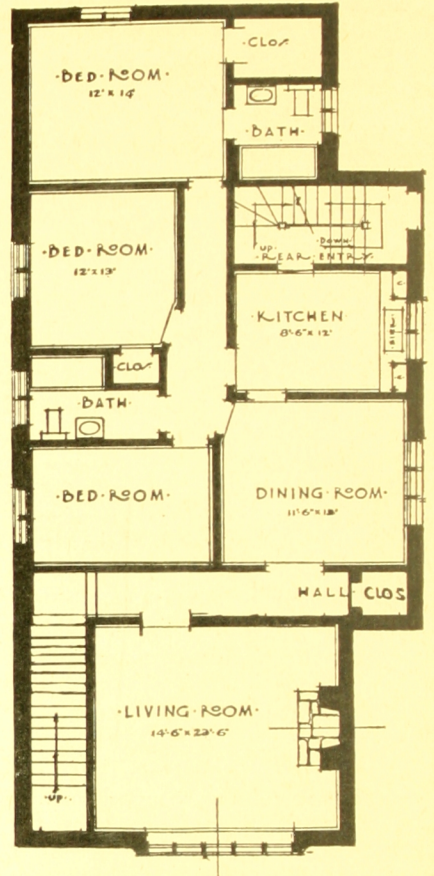


THE INCOME-PRODUCING DUPLEX

PLANS of both floors of this good-looking, up-to-date duplex are very similar, the main difference being the longer hallway leading to living-room and dining-room of upper suite. It was designed by Forsey Page & Steele, Architects, 20 St. Clair Avenue West, Toronto, and built on Coulson Avenue by A. O. Thompson, of Inter-City Investments, Limited. Standard red stock brick was used, and the roof is shingle.

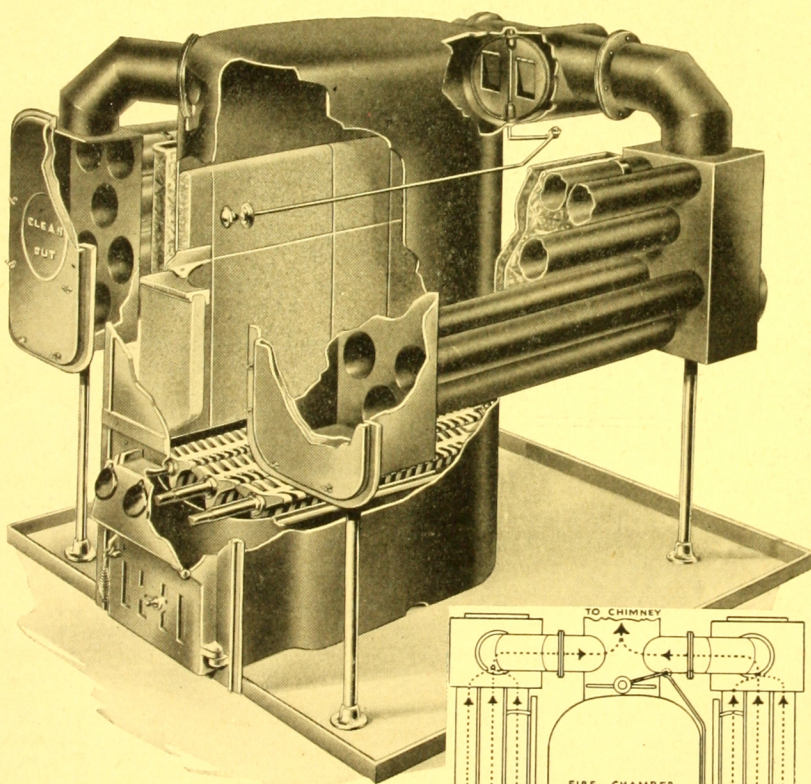
The splendid layout includes three bedrooms, two baths, adequate closet space, and a living-room made attractive by fine windows and fireplace. A decided asset is that for each section the attic provides maid's quarters.

Lot, 40 ft.; contents, 43,200 cu. ft.; size, 28 x 60; cost, including land, \$16,000.



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The most natural method of heating for Winter comfort; it incorporates the advantages of clean, healthful air that contains proportioned moisture, and kept in gentle movement.

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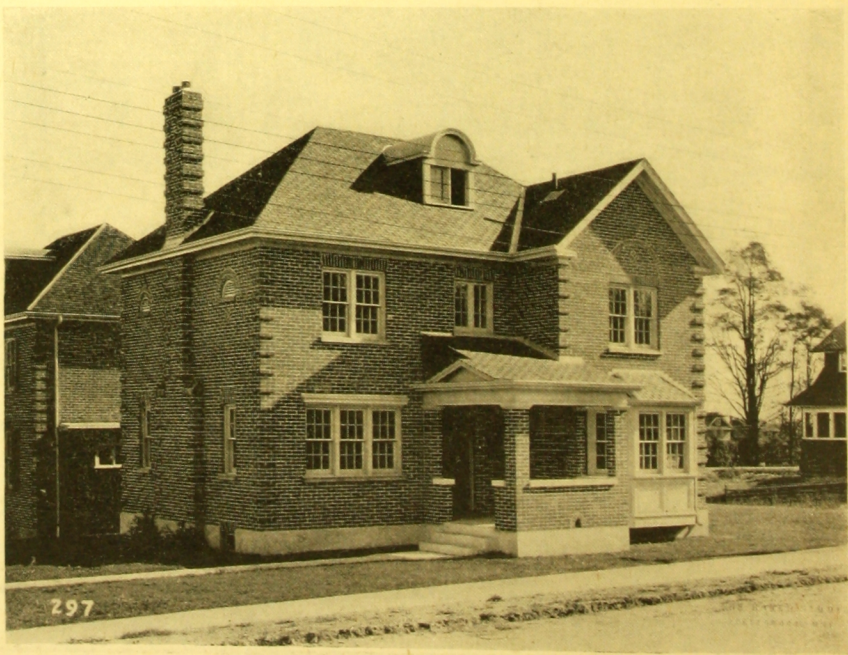
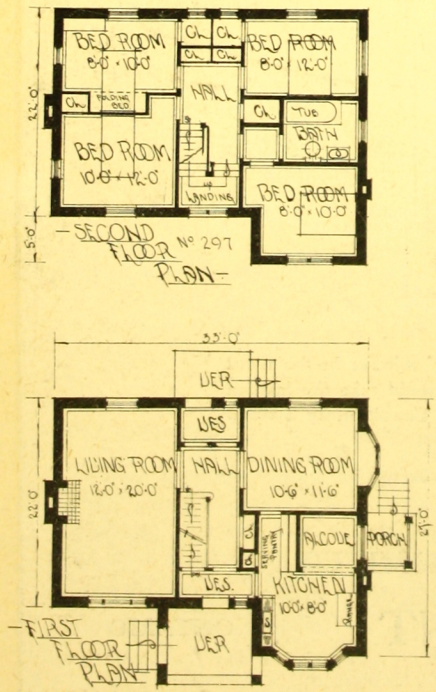
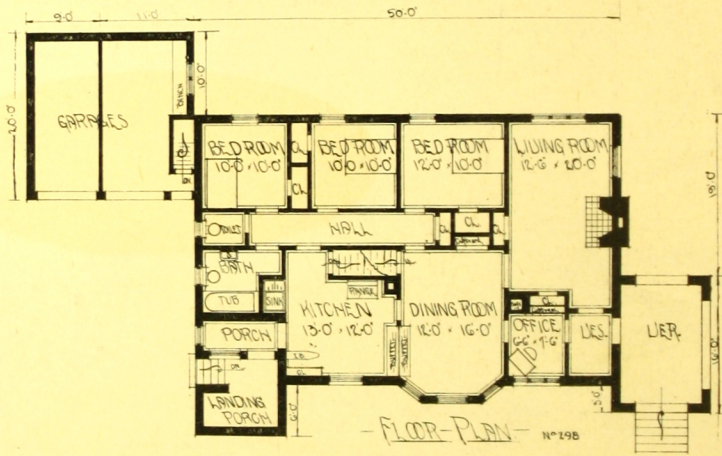
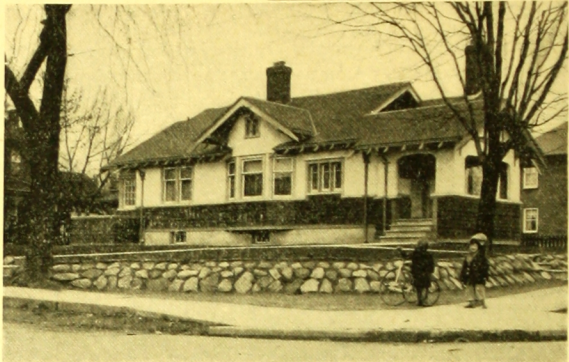
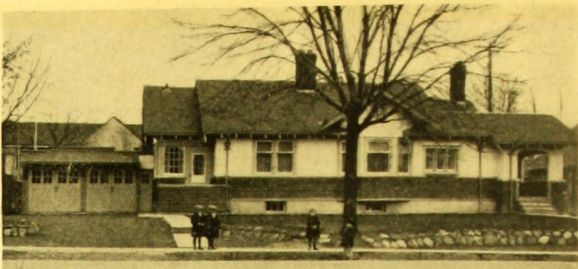
JAMES SMART PLANT

ONTARIO

PHOTOGRAPHED IN PETERBOROUGH

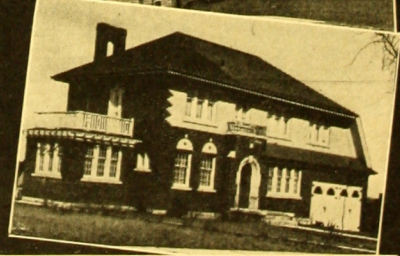
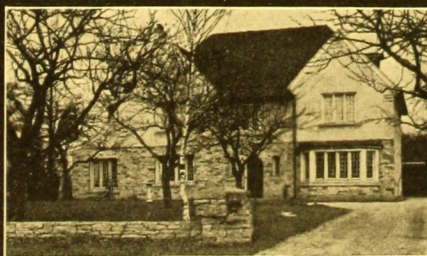
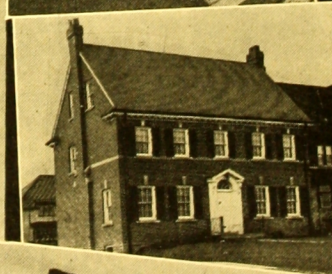
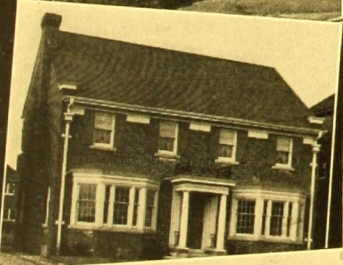
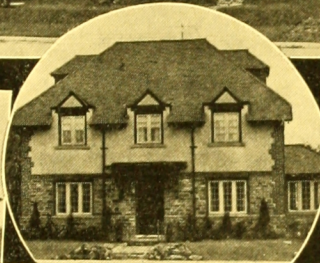
SITUATED at Sherbrooke and Reid Streets, Peterborough, on a corner lot, and comprising contents of approximately 33,000 cu. ft., is the lovely home of Mr. R. C. Braund. Many favorable features are embodied in the well-planned interior, which includes three bedrooms.

The illustration below shows residence at the south-east corner of Albertus Avenue and Gilmour Street, built by the owner, Mr. H. T. Hickey. Its splendid proportions and excellent construction are apparent. Note the conformity of chimney detail to the corner brickwork. Full width of the house is allowed the agreeable living-room. On the upper floor there are four bedrooms and exceptionally liberal closet space. (Contents, 24,200 cu. ft.)



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stone, marble, tile, in fact, any material. You will be convinced

that Skilsaw is the one tool to meet all your requirements.

There are four important sizes from which to choose.

Model	H.P.	Price
J—cuts 1 7/8 ins.	1/2	\$105.00
E—cuts 2 3/4 ins.	3/4	\$185.00
O—cuts 3 3/4 ins.	1	\$225.00 (tax paid)

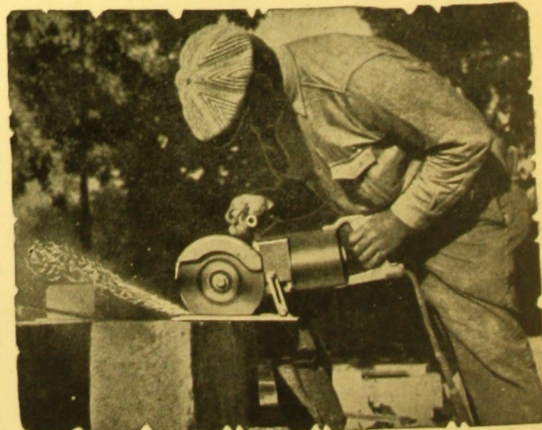
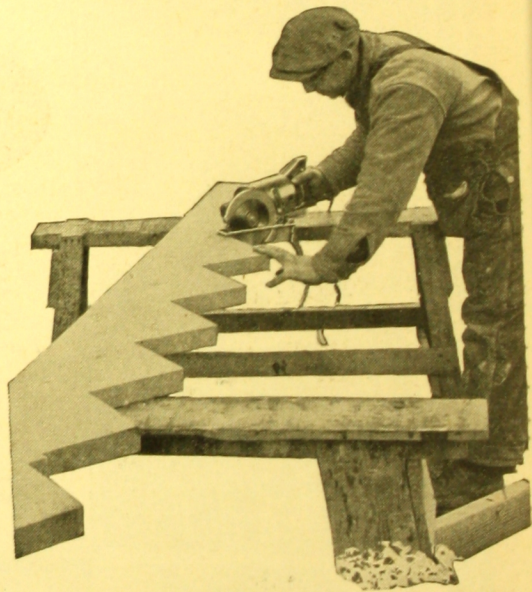
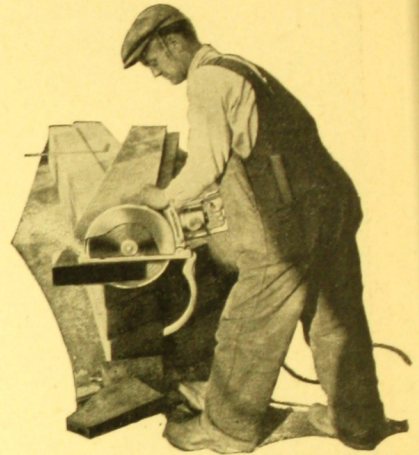


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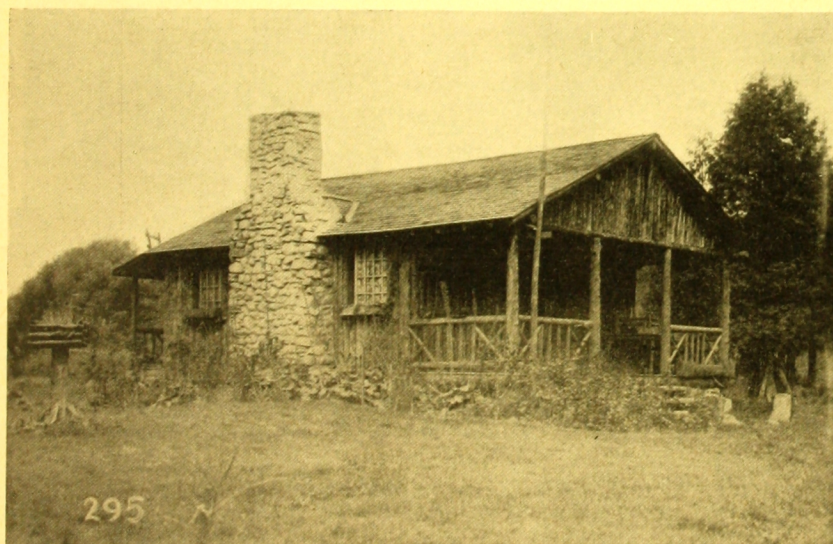
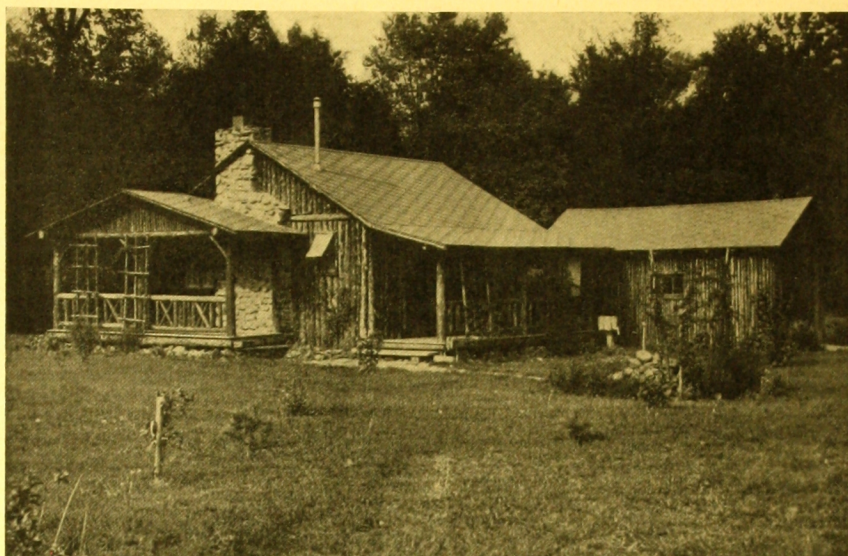
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STONE right on
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SKILSAW does
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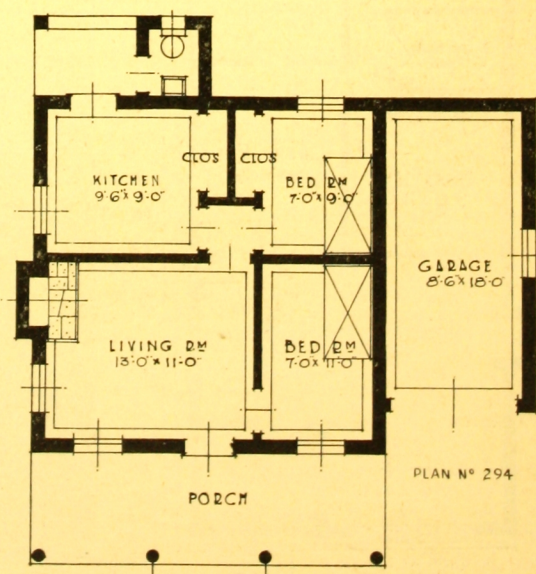
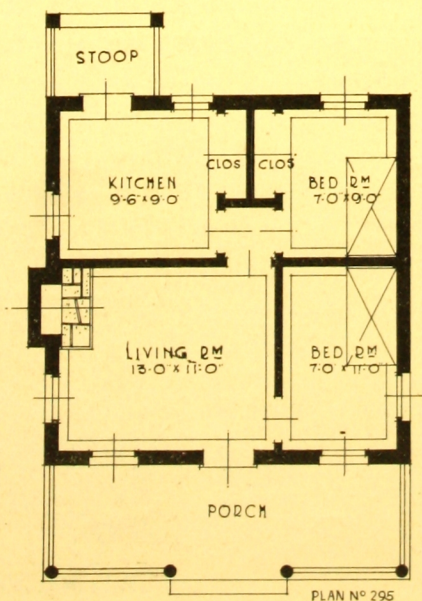


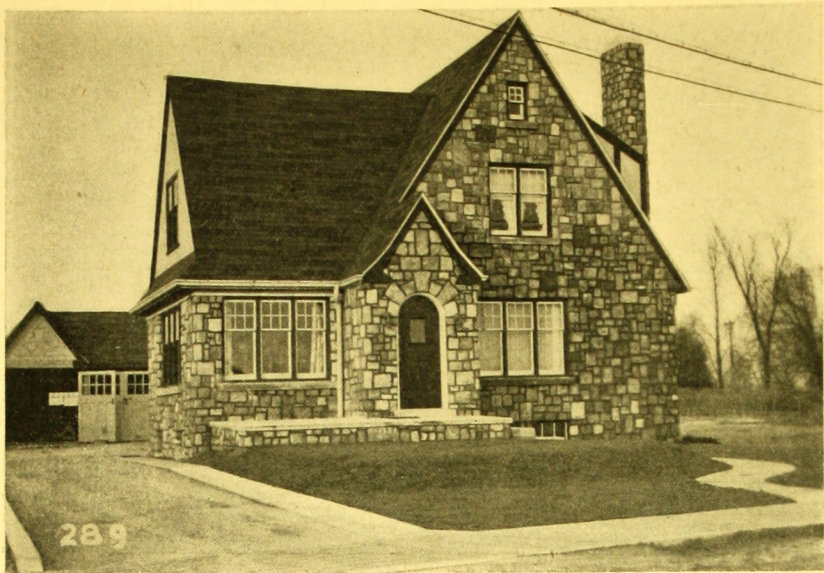
COTTAGES AT CEDAR SPRINGS



UNASSUMING lines create the right note for the restful surroundings of the cottages shown on this page; their rustic simplicity blending naturally with long shadows of the quiet woods. Above, extra accommodation is provided by a sleeping porch, so constructed as to balance the side verandah and enhance the general attractiveness. The genial chimney proclaims a wide hearth—an important item in the general scheme of contentment.

PLAN No. 295 shows an interior arranged to give adequate service and comfort as a summer home. Additional features, such as garage, sleeping porch or side verandah could be easily adapted to this layout, and added as required.



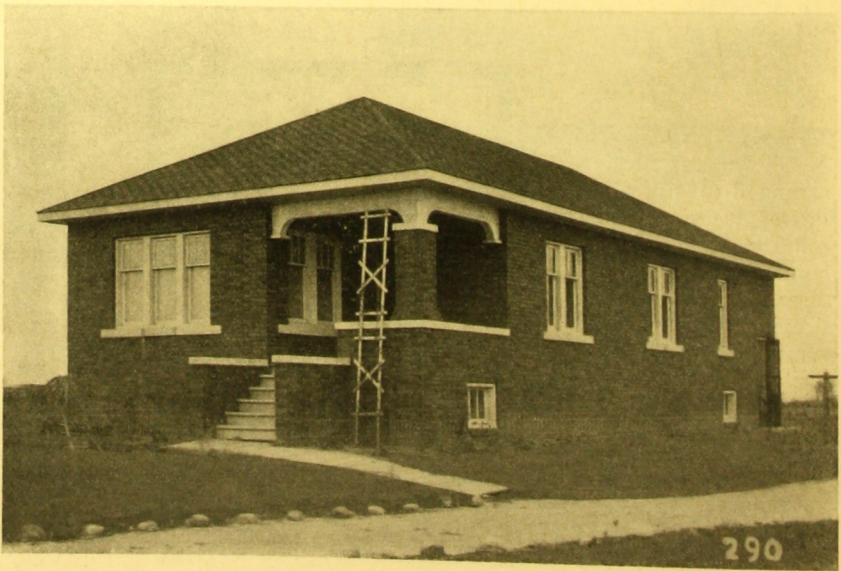
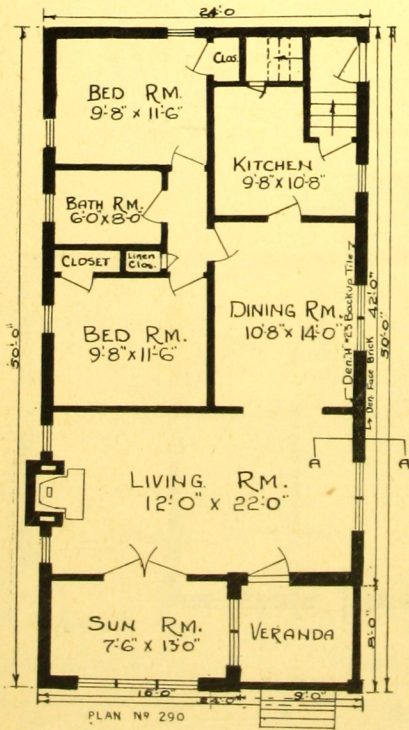
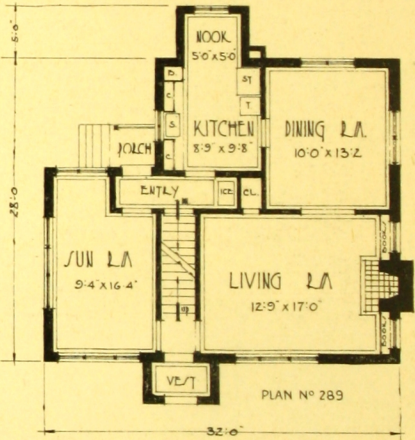
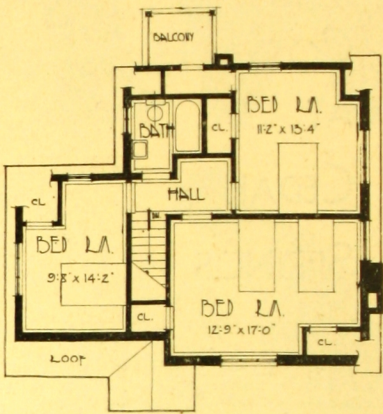


STONE composition gives an enduring quality to this English design, with carefully-wrought doorway and simple terrace. It was built at 999 Union St., Kingston, by E. L. Loveless, and a dozen varieties of colored field stone blend in the walls.

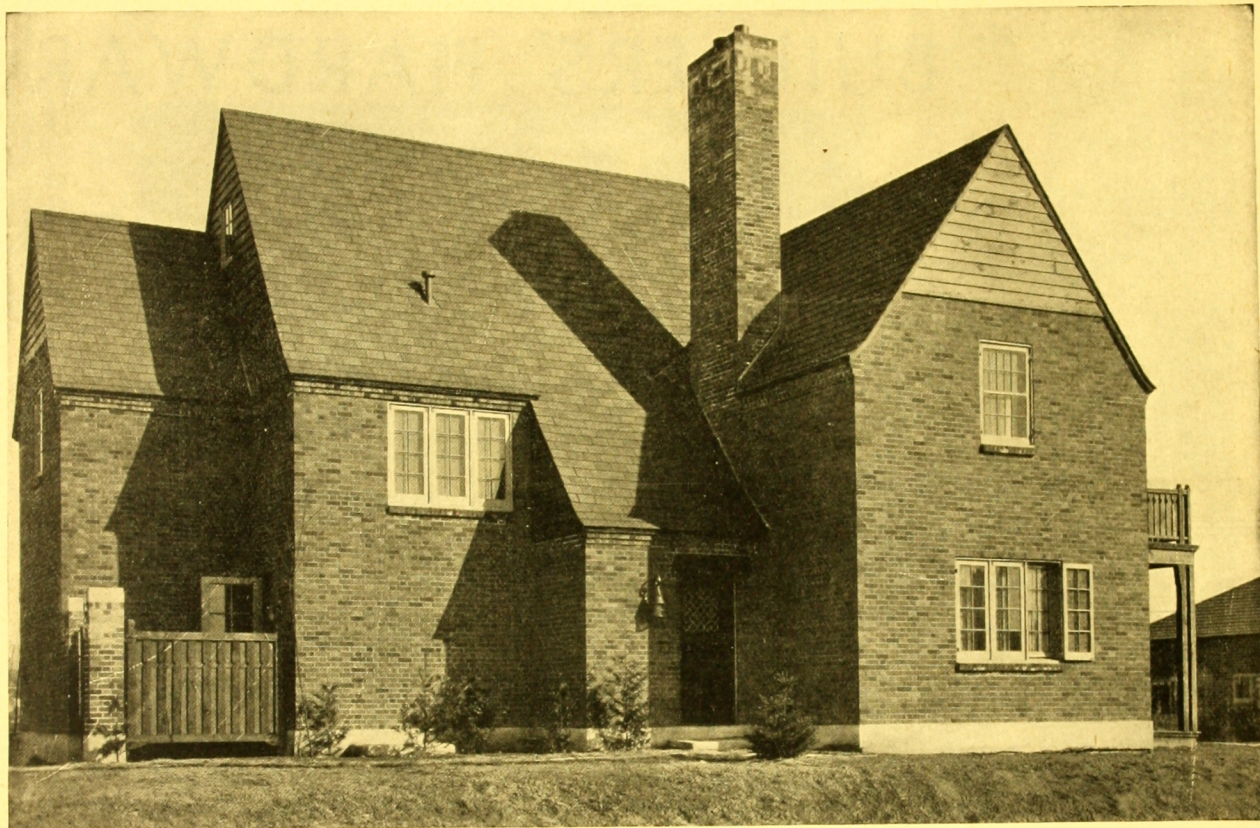
A sunshiny interior provides a breakfast nook, and 3 good sized bedrooms. Contents, 20,000 cu. ft.

DESIGNED to meet the requirements of a modern tiller of the soil is this brick farmhouse, two miles west of Essex, Ont. Its neat simplicity symbolizes utility and comfort. Contents, 15,840 cu. ft.

The one-floor interior is planned to include a sunroom, a fireplace in the living-room, conveniently situated bathroom, and adequate storage space.



INSULATION PLACES YOUR HOME IN THE "MODERN" CLASS



Residence, Hampstead, Que.
 Architect, Grattan D. Thompson
 General Contractors, Bremner Norris & Co.

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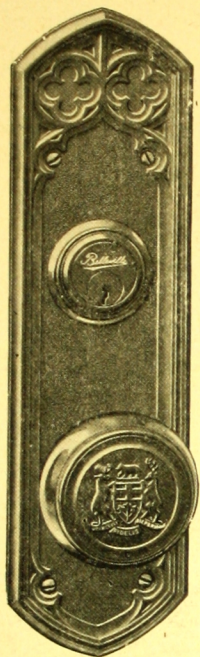


Build this Inexpensive Summer Bungalow

This inexpensive summer bungalow is lined inside and out with Donnacona Insulating Board. It is cool in summer and can easily be kept warm in the coldest fall days. It cost less than \$500 to build.

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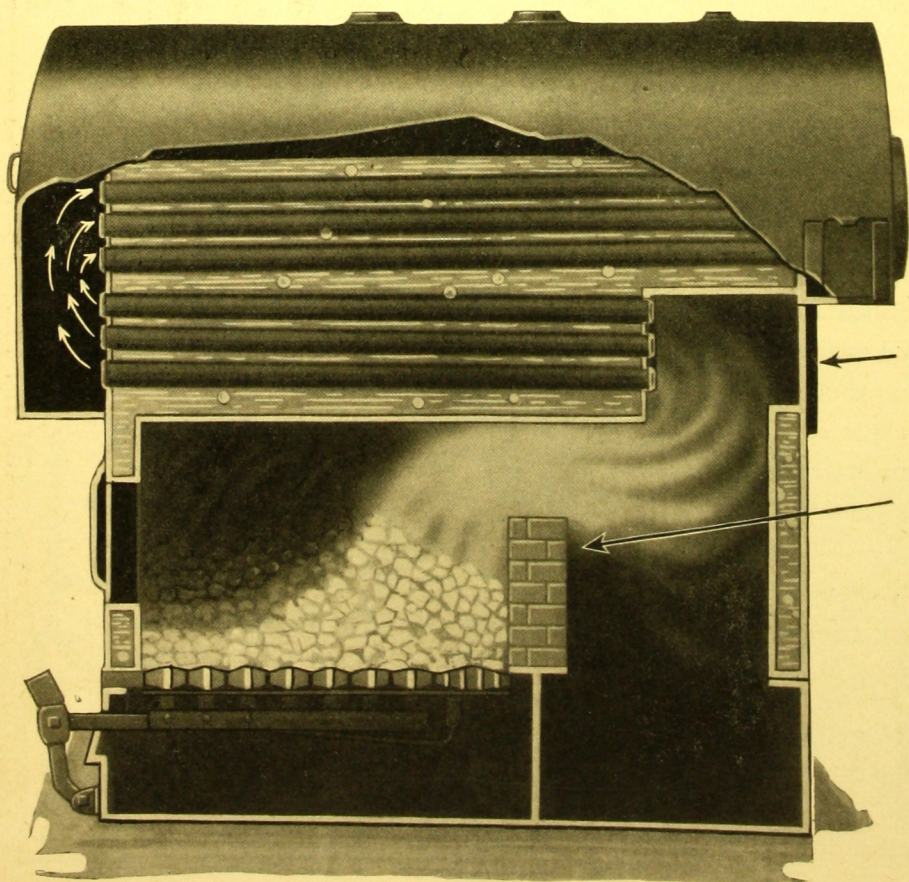
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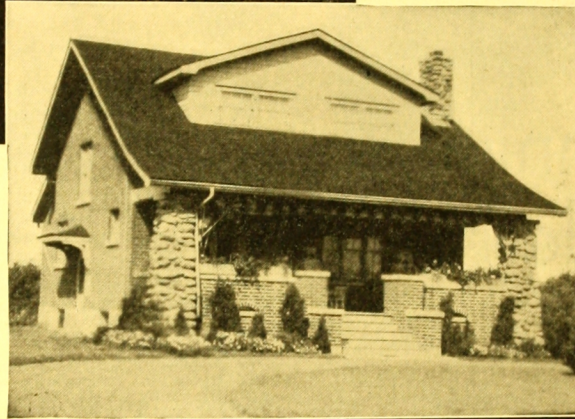
SAVE

By BUILDING

Two years ago an \$8,000 house would cost you \$8,000 . . . This year, the same \$8,000 house will cost you less than \$7,000.

On an average, building materials are down as much as 25% . . . labor is 10% less. Put together, any home can be built from 10 to 20% less, than in 1929.

Not since the World War has it been possible to build a good new house so cheaply. The dearth in building operation during the last two years is responsible for the present low level of building costs. Proof that material costs have reached their low, comes every day in reports of increased residential building activity . . . the accumulated demand for new homes is making itself felt.

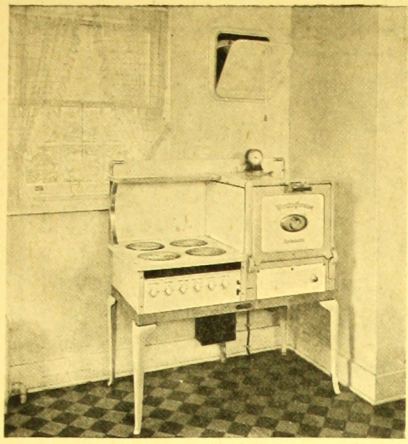


... YOUR HOME THIS YEAR

Material and labor rates are bound to respond to increased construction . . . bargain levels cannot exist for many more months. The shrewd buyer is making 1932 his building year . . . every building dollar invested this year will be worth \$1.25 at normal price levels.

In times like these, profits are born of good investments. Any building constructed this year can later be sold at a profit.





In Planning a Modern Home

start with a modern kitchen and a Canadian Breeze Fan

The keynote of the Modern Kitchen is convenience. New equipment and devices are being perfected daily to save time, steps and energy. Comforts and refinements undreamed of two decades ago are now taken as a matter of course.

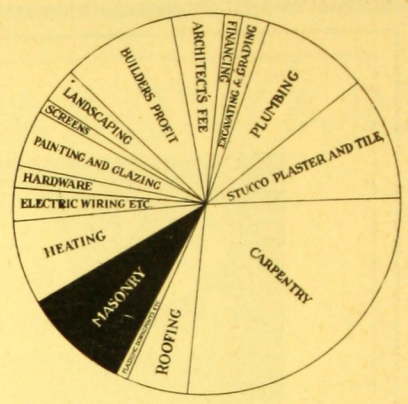
Even the most Modern Kitchen, however, is not complete without a direct and dependable method of removing the heavy nauseous odours of cooking food, and replacing them with clean, healthy, sparkling out-door air. Women who still work in the vitiated atmosphere of the old-fashioned unventilated kitchen, pay dearly in loss of health and happiness.

The CANADIAN BREEZO FAN is a silent, efficient, dependable Ventilating Unit that does its work thoroughly at a minimum of cost. It fits snugly into the kitchen wall, and can be very easily installed — even in homes already built.

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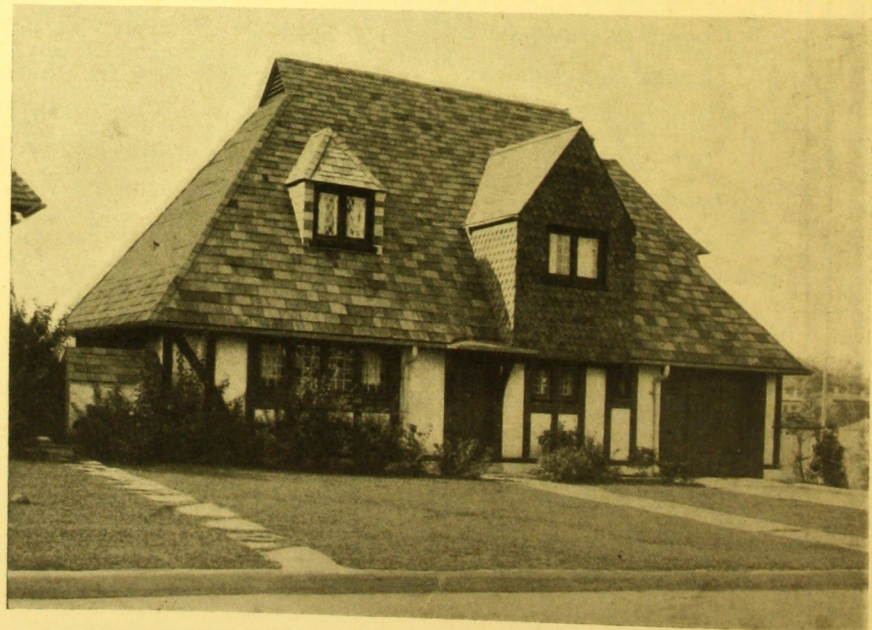
WHERE YOUR BUILDING DOLLAR GOES



WHERE does your dollar go when you build or buy a home? For every dollar expended what do you receive in materials and services? Naturally, in different types of homes, the amounts necessary for the different items will vary. As it is of considerable interest to the home buyer or home builder to note the various percentages necessary to allot to the different materials and trades, the agram above, together with the following table prepared by the Copper and Brass Research Bureau, will prove helpful:

Of every dollar expended		Total in a \$15,000 House	
For Excavating and Grading	1.8c is spent	.....	\$ 270
For Masonry	9.4c is spent	.....	1,410
For Stucco, Plaster and Tile Work	10.6c is spent	.....	1,590
For Carpentry	27.2c is spent	.....	4,080
For Roofing	5.4c is spent	.....	810
For Flashings, Downspouts and Gutters	0.7c is spent	.....	105
For Plumbing	9.3c is spent	.....	1,395
For Heating	7.0c is spent	.....	1,050
For Electric Wiring and Fixtures	2.7c is spent	.....	405
For Hardware	2.0c is spent	.....	300
For Painting and Glazing	4.5c is spent	.....	675
For Screens	0.9c is spent	.....	135
Total for Construction	81.5		\$12,225
For Landscaping	3.0c is spent	.....	450
For Builder's Profit	9.4c is spent	.....	1,410
For Architect's Fee	4.5c is spent	.....	675
For Financing	1.6c is spent	.....	240
	100.0 cents		\$15,000

The foregoing analysis is based on actual construction costs of nine houses, varying from \$9,000 to \$23,000. The average for the nine was approximately \$15,000. This included all construction costs, but not the value of the lot.



Residence on Glenridge Ave., St. Catharines, Ont., designed by Nicholson & McBeth, Registered Architects.

The KNIGHT
BROTHERS
of MEAFORD



F.A. KNIGHT



H.A. KNIGHT



A.W. KNIGHT



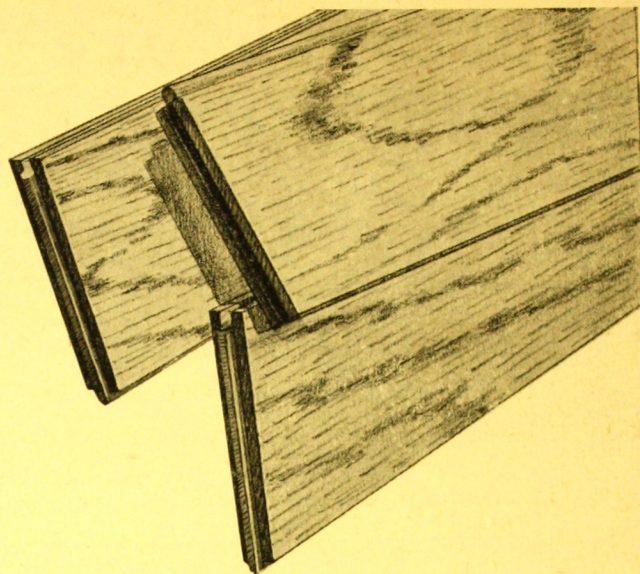
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*because it gives more enduring
beauty . . . greater comfort and
convenience . . . a wonderful
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AND
LUMBER COMPANY, LIMITED
MEAFORD - ONTARIO

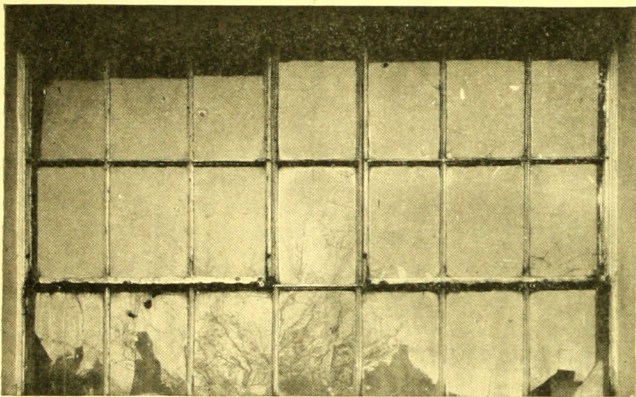
"Matchlessly Matched and Made"

Steel Sash are being replaced with Wood Sash and Frames

Here is a concrete example, showing the superiority of wood sash and frames over steel sash. Illustrated, are views of the Acme Farmers Dairy building on Davenport Road, Toronto. The close-up illustrates exactly what happened to the steel sash after a few years service. Rust, corrosion, expansion and contraction, going on over an interval of time, gradually loosened and cracked a great many of the panes.

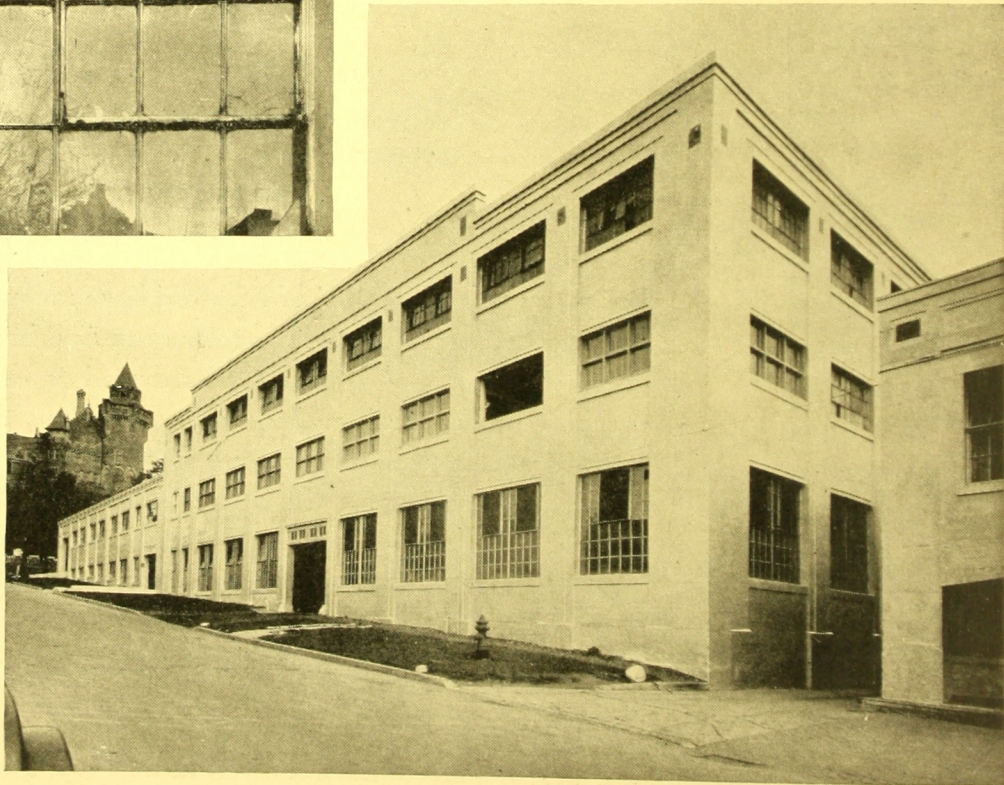
Once rust has started on steel, it will continue even under paint.

The durability of wood sash and frames—the fact that they do not rust—their freedom from mechanical difficulties—their fine appearance—and their heating economy due to good insulating properties—these reasons along with the very important fact that the original cost of wood, both in materials and installation, is much less—are positive proofs for the popularity of wood. In fact, steel is being replaced with wood frames and sash every day.



The Acme Farmers Dairy building on Davenport Road, Toronto, where steel window sash were in such bad condition that they are being replaced with Dominion wood sash.

The deadly effect of rust and corrosion may be seen in the close-up.



Acme Farmers Dairy building, Davenport Road, Toronto, where steel window sash were in such bad condition that they are being replaced with Dominion wood sash.

DOMINION SASH LIMITED

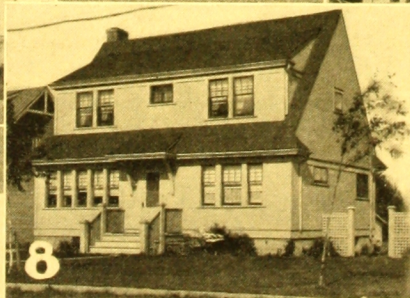
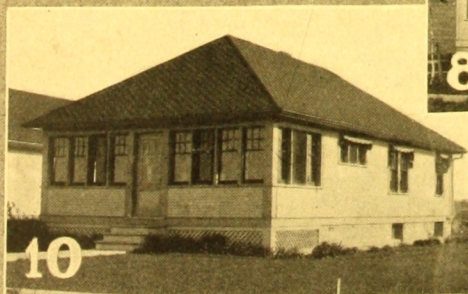
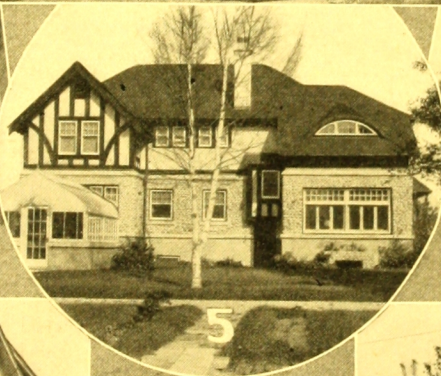
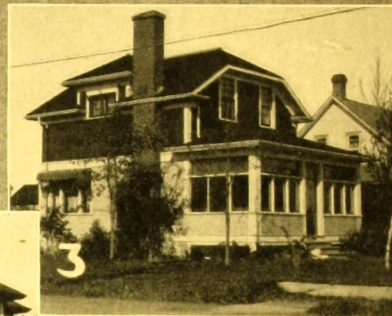
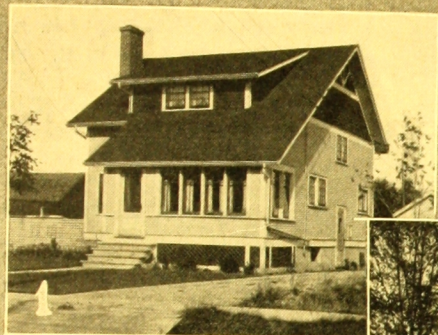
The Sash that Satisfies

STREETSVILLE

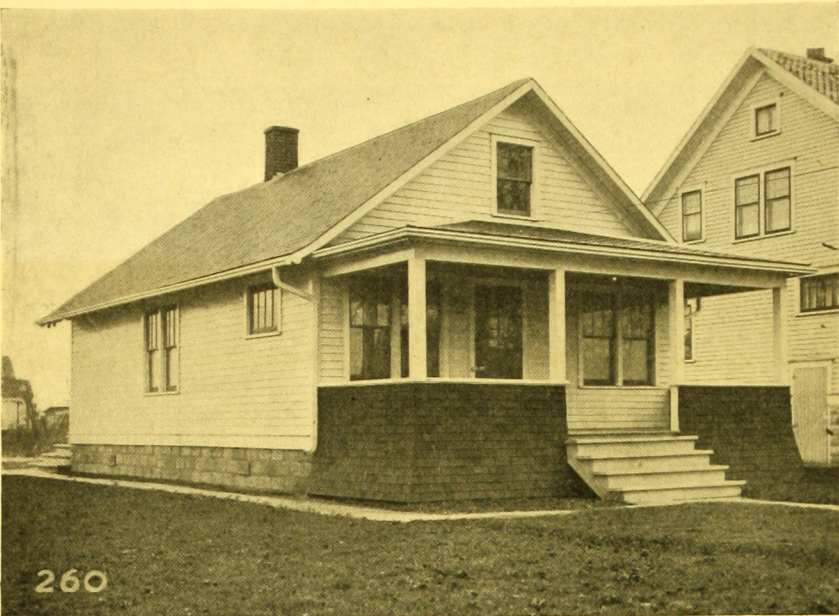
ONTARIO

Dominion Sash are sold through dealers only. Demand Dominion!

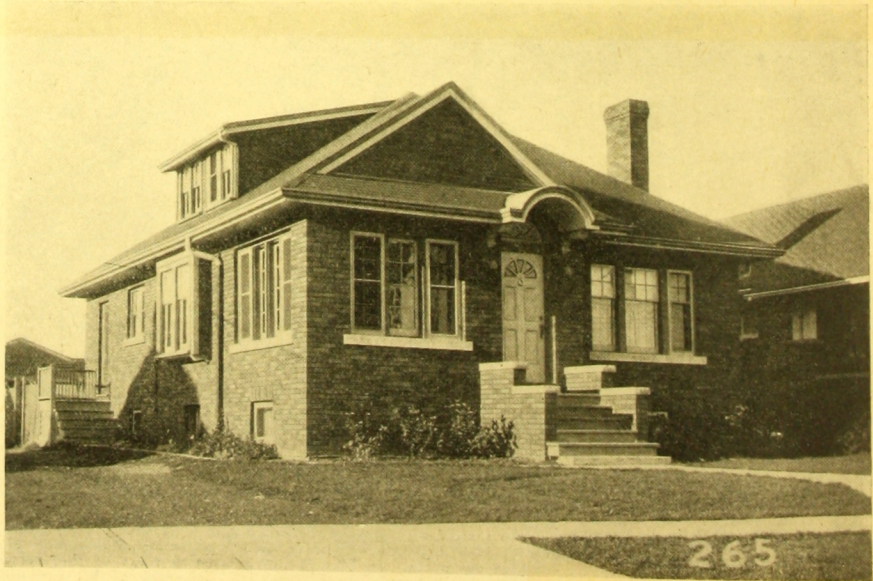
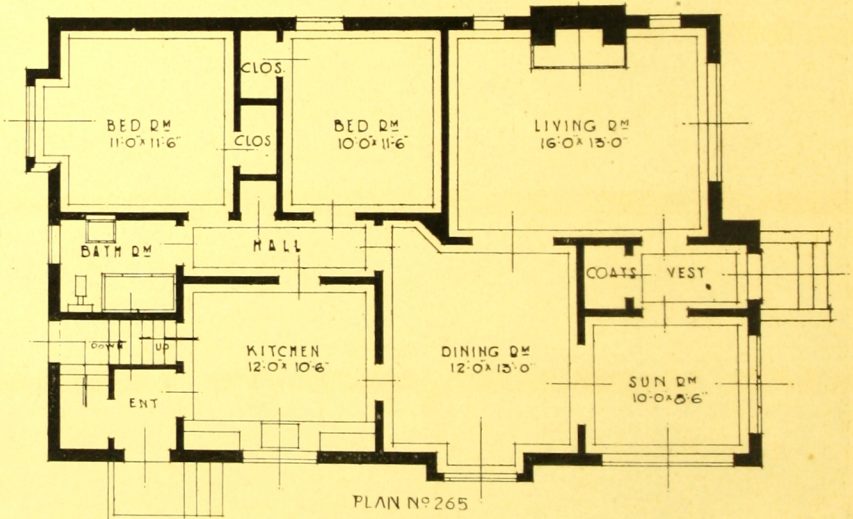
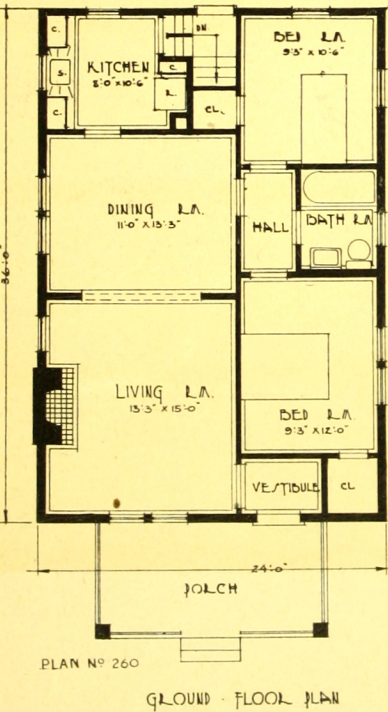
ABROAD WITH THE CAMERA— CURRENT CANADIAN ARCHITECTURE PORTRAYED



To those who regard Northern Ontario as a sort of wilderness, dotted here and there with mining camps, saw mills, and an occasional power plant, the above views of modern residences in the town of New Liskeard will prove quite a surprise. Photograph Nos. 1, 3, 4, 6, 8, 9 and 10 are all typical of the many fine homes in this progressive town of the north. In Nos. 2 and 5 are two views of the residence of Leonard Hill, President of Hill-Clark-Francis Limited, lumber manufacturers and building contractors, New Liskeard; 7—residence of W. F. Lickley, Sales Manager, Hill-Clark-Francis, Limited. All homes shown on this page were erected by Hill-Clark-Francis, Limited.



WALLACEBURG Lumber Company, Limited, designed and built this well-proportioned, home-like dwelling. It is on a thirty-foot lot and contains approximately 16,000 cubic feet. The simple but well-carried out plan shown is accommodated to suit seven or eight different exteriors. The house illustrated was built and sold, including land, for \$2,500.



THE sturdy, compact brick dwelling shown at right occupied by Mr. E. H. McCulloch, of Brampton, Ontario, is attractive inside and out. Features of the interior plan comprise roomy accommodation, sunroom off dining-room, and convenient tradesmen's entrance. Lot, 45 ft.; size, 29 ft. x 41 ft.; contents, 24,900 cu. ft.

A NEW SLATE THAT GIVES YOU A BETTER ROOF



Lanark Blend

SEALDIP is the name of this newest Brantford Asphalt Slate. The difference between it and any other asphalt slate is the giant thickness of its butt and its sealed edges . . . Every Sealdip Slate is *hand-dipped* into asphalt and then surfaced with crushed slate. This method gives thickness where thickness is needed, seals exposed edges and consequent-

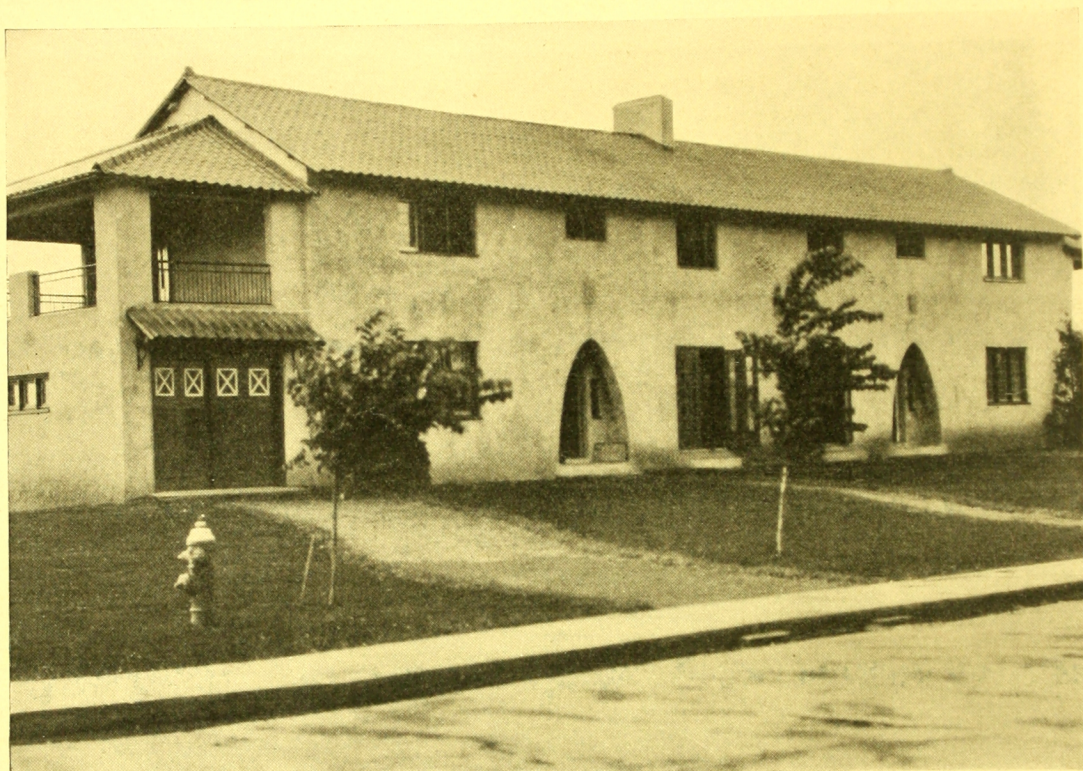
ly adds enormously to the effective life of each slate . . . A further advantage in *hand-dipping* is the more subtle blending of different coloured granules. Sealdip Slates may be had in blends of reds, greens or purples. "Lanark" using red as a colour foundation is shown above. Sealdip Slates are at your dealer's now. See them before you make roofing decisions.

Brantford Roofing Company Limited, Brantford, Ontario

Brantford

ROOFS

Build your Foundations and First Floors with CONCRETE



This All-Canadian Construction Material is Fire-Safe and Permanent

To-day it is accepted practice to build the foundations and first floors of cottages, flats and apartment houses with concrete. While in many instances, concrete is the structural material throughout. Again, for facings, concrete blocks alone or stucco applied to concrete blocks, enjoy wide favor.

Concrete, besides being fire-safe and permanent, is quick and easy to work with. And it offers a wide spread of work to Canadian workmen through the all-Canadian nature of everything that goes into it.

Write us for information on concrete for home construction.

Canada Cement Company Limited

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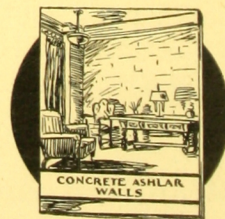
TORONTO

WINNIPEG

CALGARY



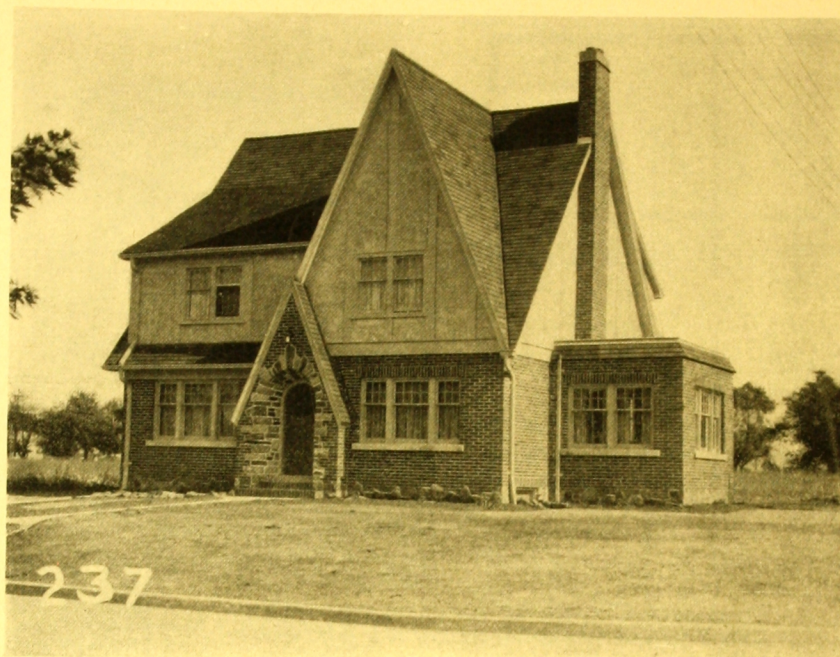
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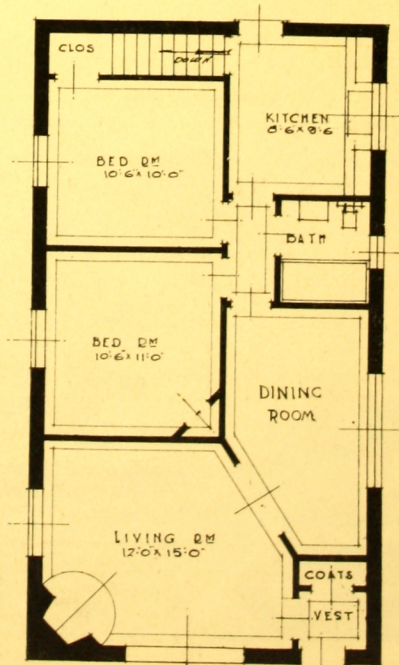
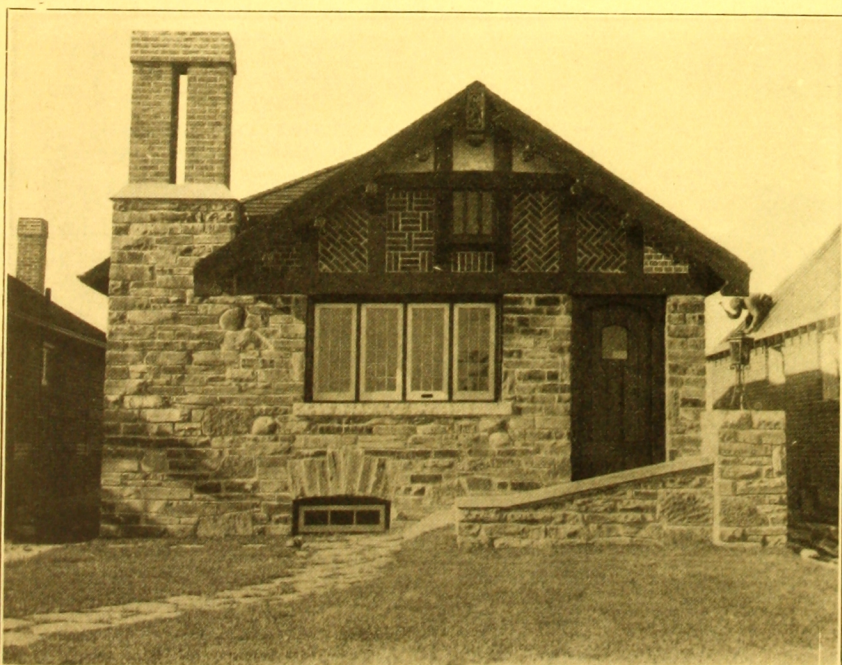
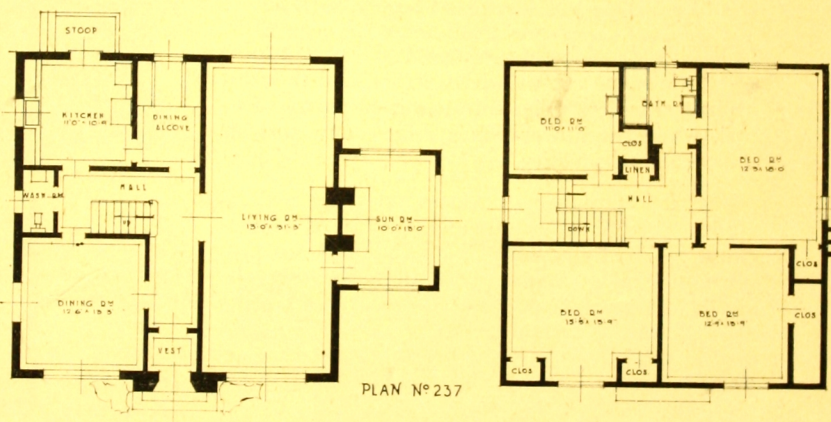
Write our nearest Sales Office for a free copy of "Concrete Ashlar Walls", an interesting illustrated brochure on concrete home and building interiors.

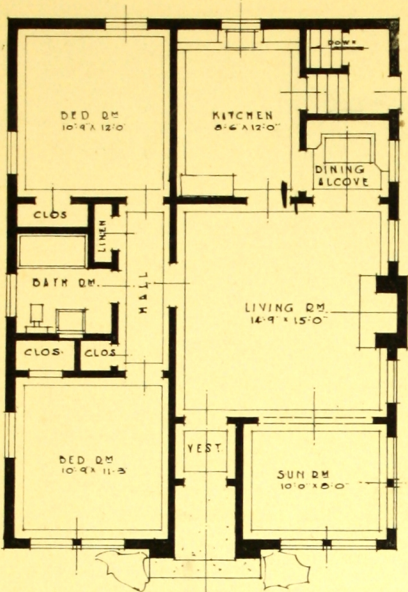
BUILT by J. R. Stork, St. Catharines, on a 50 ft. lot, this home of English design is spacious and dignified. Walls are frame construction with brick veneer, half-timber and stucco; roof shingled. The lofty gable, and stonework at entrance are distinctive features.

Plan furnishes a main floor washroom, an exceptionally fine living-room with adjoining sun-room, and a second floor with four large bedrooms having unusually generous closet room. Size, 33 ft. x 33 ft.; contents, 25,400 cubic feet.

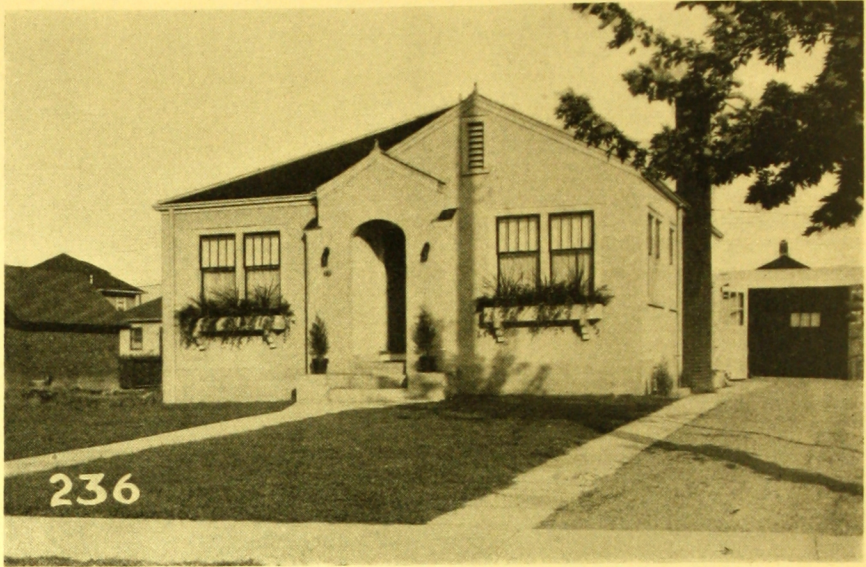


BELOW is a bungalow built at 78 Delamere Ave., Foxwell Subdivision, by Frank Ridley. Walls are of tile and stone, and roof asbestos shingles. The uncommon type of verandah precludes cumbersomeness in the stone composition of that feature, and is attractive. Although apparently small, judging from the outside, examination of the perspective shows a convenient and well adapted interior. Erected on a lot of 30 ft. frontage, this home measures 22 ft. x 38 ft. Contents, 16,720 cubic feet.





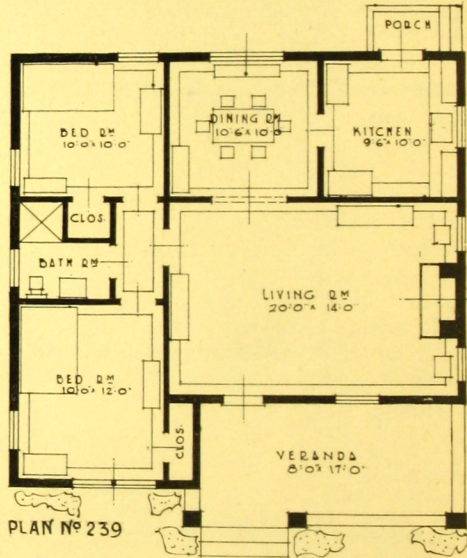
PLAN No 236



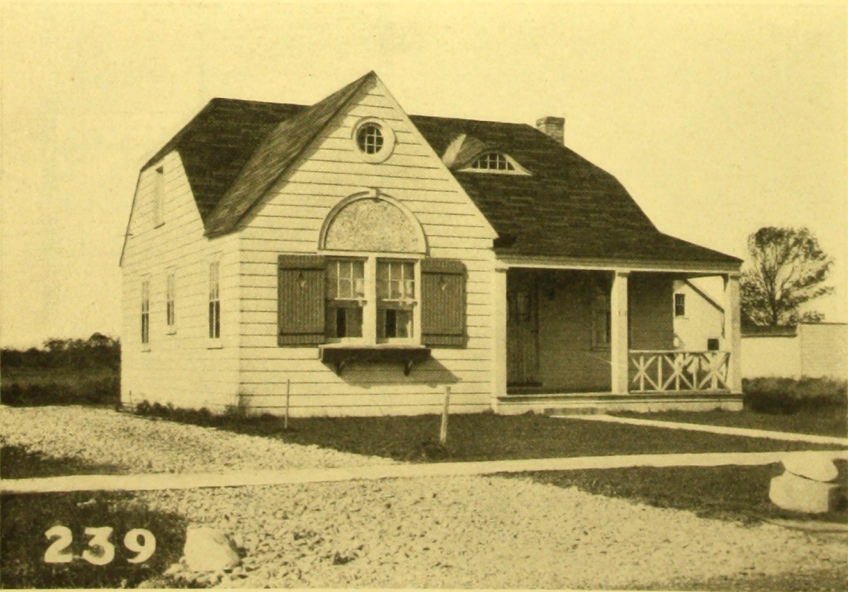
236

THE walls of this compact yet comfortable little home are of white stucco, and the roof asphalt shingles. The entrance is pleasantly formal, while the flower boxes relieve any possible impression of severity.

Interior arrangement wastes no space and includes a large sunroom and plenty of clothes closets. The living-room is also of generous proportions, and convenient to the kitchen is a fair-sized dining-alcove. This house, measuring 26 ft. x 36 ft., occupies a 40 ft. lot, and contains 18,600 cubic feet. It was erected at 75 Ontario Street, St. Catharines, by Webber Briard, Builder.



PLAN No 239

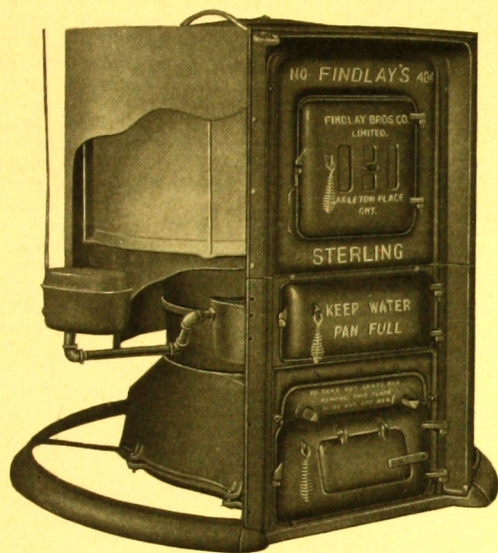


239

THIS frame home of Colonial adaptation was erected at Crescent Park, Fort Erie, by W. A. Carrington, Builder. The hospitable verandah and graceful roof lines are pleasing features. The verandah opens directly into a well-proportioned living-room, and the plan provides for adequate dining-room, kitchen and bedrooms.

THERE IS A *Findlay* FURNACE

TO MEET EVERY WARM-AIR HEATING NEED



The Findlay "Sterling" is chief of all furnaces for hard coal burning. It not only supplies the cozy warmth you expect, but circulates the air—giving it a June balminess and adding the right moisture to provide that mellow freshness which keeps you healthy as well as warm.

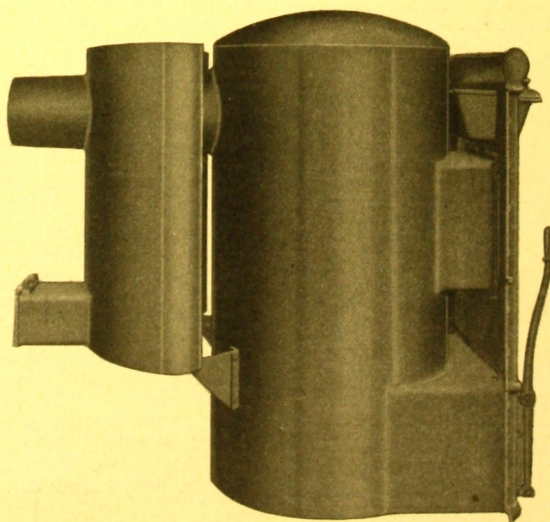
Features that make for better heating, easier handling and greater durability are all found in "Sterling" construction. The large casing, four-bar grate, heat retaining apron and heat shield, porcelain-lined waterpan, smooth two-piece firepot, and permanently tight radiator are a few of the superior points of this outstanding furnace.

The Moistair Boiler-Plate, made especially for use with oil burners, is electrically arc-welded into one solid unit. Dust or gas or odors cannot escape.

The dome is $\frac{1}{4}$ " thick while the sides are $\frac{3}{16}$ ". Material: copper-fused boiler-plate, that will stand almost any strain over an indefinite period without having to be replaced. The vertical baffles in the radiator save 5% of the heat lost by other types.

Deep firepot lining, high-up waterpan with heavy corrugated back for giving increased humidity, and many other modern construction features make it a better steel furnace.

This same furnace is also specially efficient with soft coal and blowers. Two types of grates are supplied—duplex and flat, each with waist-high shaker handle.



In addition to the two furnaces illustrated there are many other Findlay lines, all made in several sizes—constructed for a specific purpose—and sold at a price to suit every purse.

In planning a new heating system you will find not only basic quality but those "service" features built into each Findlay furnace that will give the greatest possible heating comfort.

A circular and price on any Findlay furnace will be supplied you direct or through your nearest Findlay dealer. A heating plan "made-to-fit" your home is yours for the asking.

FINDLAY BROS. CO. LIMITED

STOVES, FURNACES, ELECTRIC AND GAS RANGES
CARLETON PLACE, ONT.

DOORS FOR THE MODERN GARAGE

Inward opening doors offer many advantages over the older types which become blocked with snow and ice.

DOORS are the most inconspicuous things imaginable, until the time when they jam open or stick shut, and then we begin to pay some attention to them. We take them down, plane them and do all sorts of things to fix them up,—all the time talking softly, though forcibly, about doors.

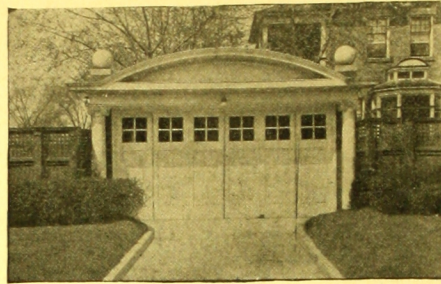
There is hardly a doubt but that next to a movable key hole on a pitch-black night, the most annoying thing in the world is a garage door that won't open or close as it should—only, it is hardly ever the fault of the door.

For example, the threshold may not be properly built. Here are one or two thumb-nail sketches showing the best way to build them. There should be a downward slope away from the outside of the door. Inside, a slight but distinct drop to a lower level, with the edge of the drop in line with the inside surface of the door. Water cannot collect around it and freeze the door shut, nor can ice form a raised surface to prevent the door from opening and closing. With the floor at a slightly lower level than the door, due allowance is made for expansion of both floor and door. If the door swings inward, it cannot jam on the floor in any position. A simple little thing like a correctly built threshold will make all the difference between perfect garage doors and an unending nuisance.

Of course, the best way to make sure of being free from trouble is to arrange for inward opening garage doors. By doing this, there is never danger of having snowdrifts or ice prevent the doors from opening or closing—they swing away from snow and ice.

Two types of doors are best suited for this method of installation — ROLLTITE, Space-Saving overhead doors, and SLIDETITE, a sliding-folding arrangement which folds and opens to the sides of the entrance.

ROLLTITE is a complete unit of door and hardware, tight fitting, weatherproof,



A five-door Slidetite installation.

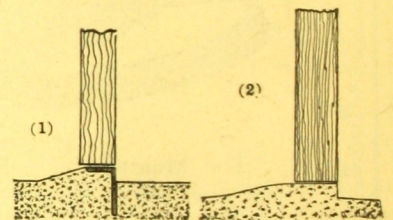
—the sections made of selected white pine with three-ply fir veneer panels. The hardware is strong and well designed, with moving parts ball-bearing equipped. Only a small space more than the length of the car is required in which to handle these doors. Rolling up overhead as they do, they are never in the way when open, nor is there any possibility of the wind blowing them about and causing damage. The greater part of their weight is carried by the tension on a heavy spring located horizontally above the door, and for this reason they are very easy to open or close. They are made to measure to fit any size of opening, and there are several designs suitable for varying

types of architecture, including the sections panelled in glass.

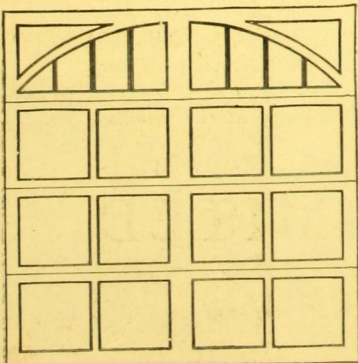
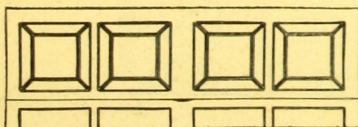
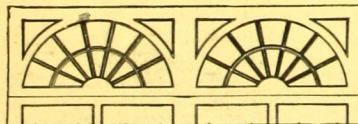
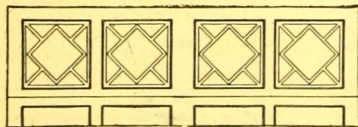
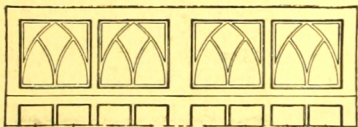
SLIDETITE Doors are equipped with a special design of hardware. Any standard design of door may be used with it, and, consequently, the manufacturer supplies only the hardware. The doors are conveniently obtained from contractor or millman. Slidetite hardware is suitable for openings from ten to thirty feet wide, the number of doors used varying from three to ten. One great advantage in a large opening so equipped is the entire absence of centre posts. The whole space is quite clear. The narrow sections of doors (each about three feet wide) are hung from the top on ball-bearing hangers which run in trolley track made of copper-steel. Copper-steel is particularly suited for this work, as it is not subject to rust. If desired, offset hinges are supplied with the sets, and the doors then fold back behind the jambs, where there is no possibility of bumping into them, either going in or out.

This type of door, opening inward, requires about three feet of space more than the length of the car to permit folding. There are cases where it is inconvenient to allow this much space, and for such cases, Slidetite Hardware may be installed so that the doors fold outward. They do not extend more than three feet, and are, therefore, not subject to much interference from snow, nor can the wind play havoc with them. Offset Hinges permit their being folded clear of the sides, as with the inward opening type. In this way, the entire floor space is available for storage.

By using these suggestions in your garage, you are certain of having much less trouble and a great deal more convenience.

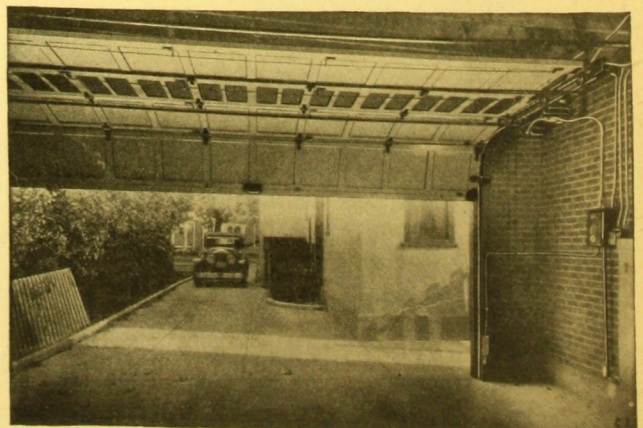


Threshold Suggestions—The left hand side of each is the outside. (1) Makes use of an angle iron sill. (2) Is simply formed concrete.

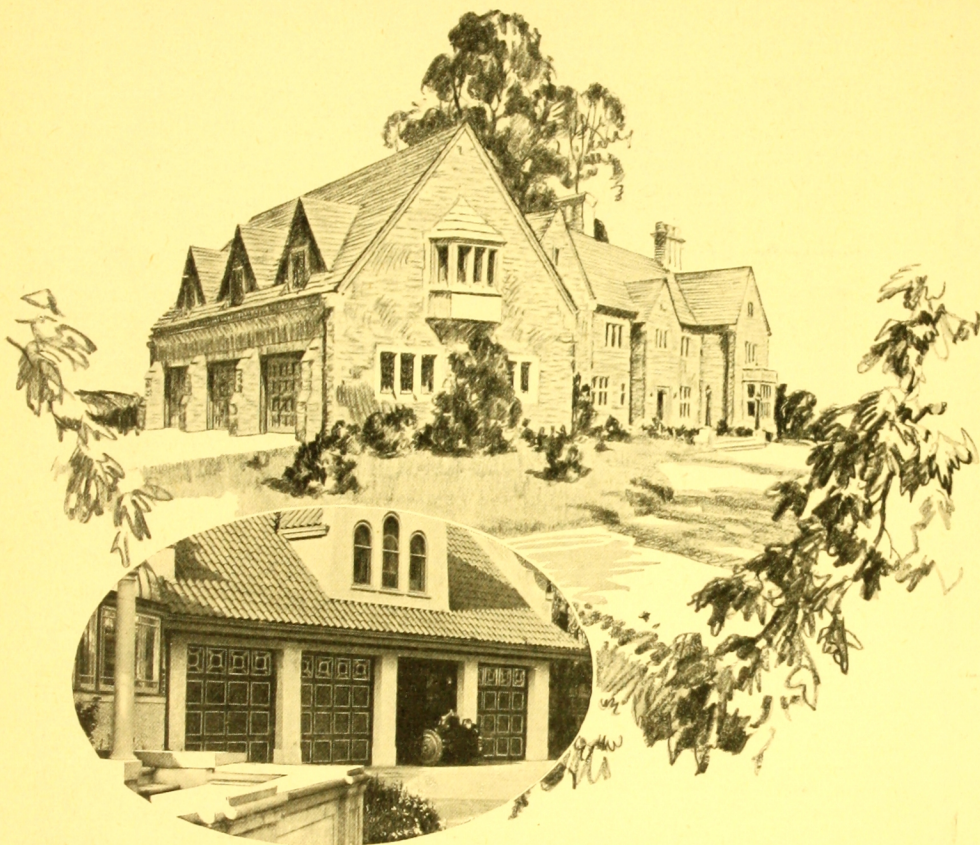


(Left) Various special sash designs are available to suit different architectural styles.

(Right) An electrically operated Rolltite installation. A switch button is located in the driveway and the doors open when cars arrive at the garage entrance.



The Modern Garage



Doors are THE IMPORTANT THING in the Modern Garage; they can add so much to convenience . . . or inconvenience. Doors that open and close smoothly and easily, hardware that is strong and durable, designs that combine distinction with utility, are wanted by every thoughtful owner and builder. They are the outstanding features of Rolltite and Slidetite.

Rolltite

Doors and hardware are supplied as a unit, made to measure for any size of opening. Panels are made of best quality three-ply fir veneer, with White Pine rails and stiles. Guide rollers are equipped with ball-bearings. Cylinder lock is supplied for the latch bar. Torsion spring journals are also mounted on ball-bearings.

Fine Architectural Style, for openings eight to twenty feet wide, using three to ten doors. No centre posts necessary. When doors fold INWARD 30" to 36" space behind car is required to permit folding. Slidetite doors may also be hung to fold OUTWARD. No springs, no cables, very easy operation.

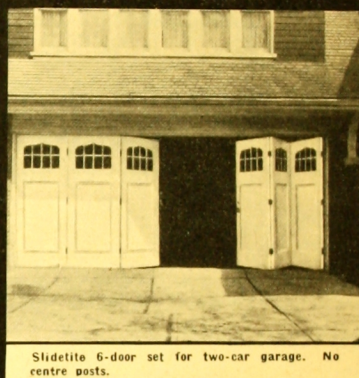
Ask for Booklet C-632 in which complete details of both Rolltite and Slidetite are given.

Richards-Wilcox Canadian Co. Ltd.

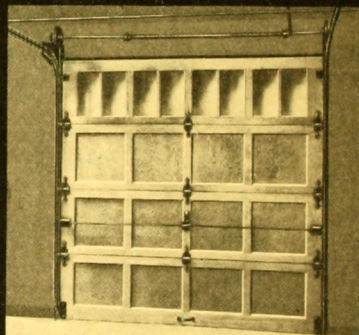
Montreal Toronto LONDON Winnipeg Vancouver
DEPENDABLE "ALL CANADIAN" DOORS AND HARDWARE for EVERY PURPOSE



Rolltite overhead door; wide openings, ample room; large doors, easily handled.



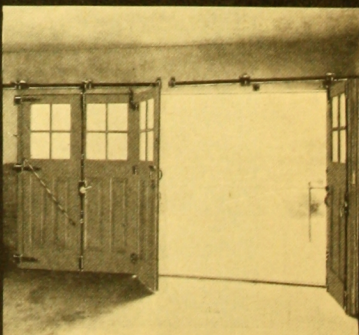
Slidetite 6-door set for two-car garage. No centre posts.



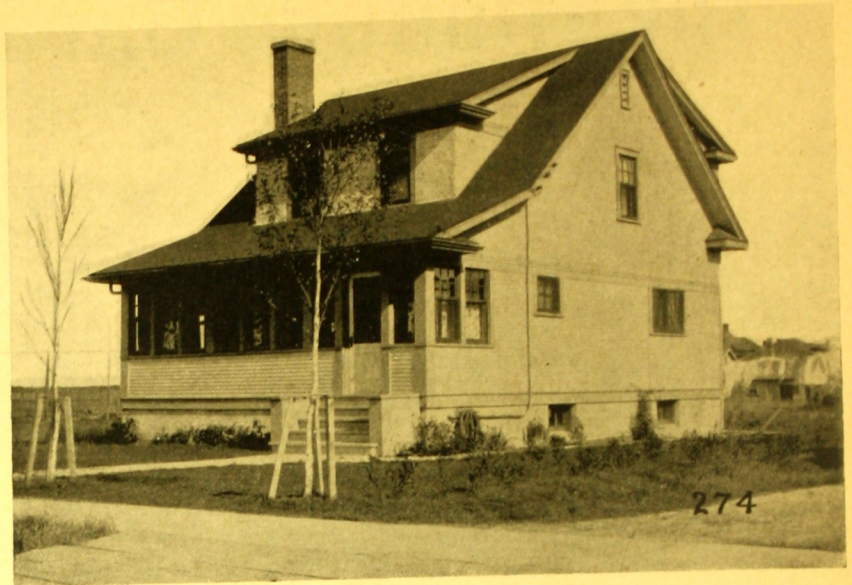
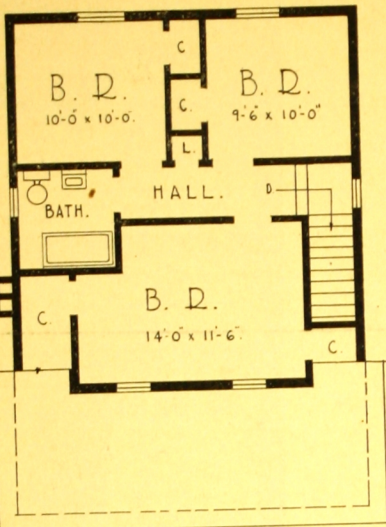
Rolltite from the inside. Strong durable hardware, moving parts ball-bearing.



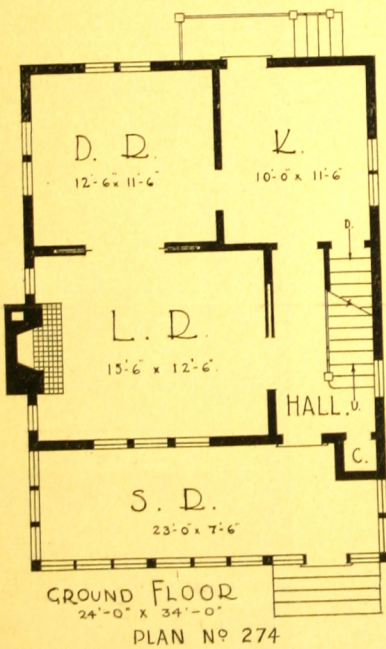
Slidetite, single car type; 3-door set, folding in or out as preferred.



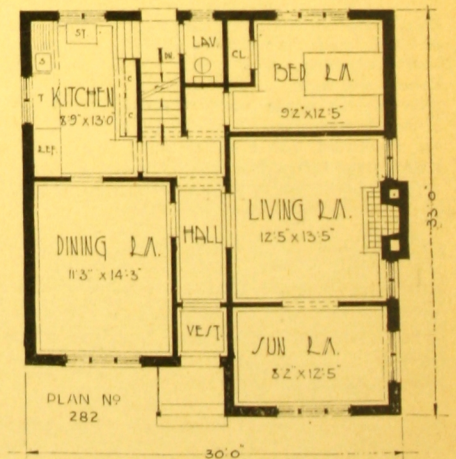
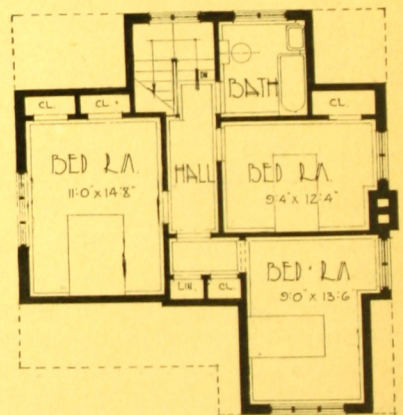
Slidetite five-door set. Snow and ice do not interfere.

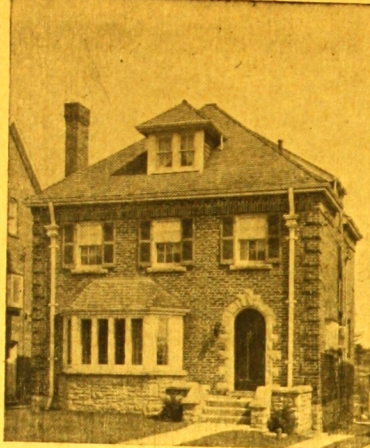


THE above dwelling was built at New Liskeard, Ontario, for W. F. Lickley, by Hill-Clark-Francis, Ltd. This Colonial design is constructed of wood frame, with concrete basement walls and shingle roof. Interior is spacious and well-arranged. Lot, 40 ft. frontage; size, 24 ft. x 35 ft.; contents, 18,600 cu. ft.



THE delightful English style home shown below, owned by E. Blandford, 60 Acacia Ave., Rockcliffe, Ottawa, exhales that satisfying element of loveliness which naturally results from perfection of outline and detail. Interior discloses similar taste. Construction is 8-in. tile and stucco walls, colored shingle roof, and concrete foundations. Size, 30 ft. x 33 ft.; lot, 50 ft.; contents, 23,400 cu. ft.





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But the building of a home involves the selection of many different materials, many types of equipment, many items of home furnishings, so be sure to have all the available information.

You will want your home to be up-to-the-minute in every respect — to include the latest improvements, materials, methods and modern conveniences. You will take a greater pride in your home if you include the new devices that save time, labor, space and expense.

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Please advise us as to the houses in this Plan Book that particularly interest you, giving the page number on which they appear; also the type, size, and cost of homes you would like featured in future issues. Please tell us what you think of this issue.

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| <input type="checkbox"/> Brickwork. Clean out and point up any loose mortar joints. | <input type="checkbox"/> Stucco. Don't let water get behind it. Watch the cracks. |
| <input type="checkbox"/> Roofs. Watch for cracked slates, split shingles or cracks in canvas decks. | <input type="checkbox"/> Garage Doors, wood sash and porch columns are susceptible to decay. Watch them. |
| <input type="checkbox"/> Gutters and downspouts. Keep them clean of leaves. Repair open joints. Replace rusted sections. | <input type="checkbox"/> Calking. All openings between wood frames and brickwork should be calked with plastic cement. |
| <input type="checkbox"/> Basements. Leaks can and should be stopped. | <input type="checkbox"/> Improvements. Don't forget that any additions you make, such as an extra bath or sunroom, help when it comes to sell the house. |
| <input type="checkbox"/> Grading. Bank the soil against house so water will drain away. | |

If you see any condition that is questionable report it and a careful inspection will be made without expense or obligation on your part.

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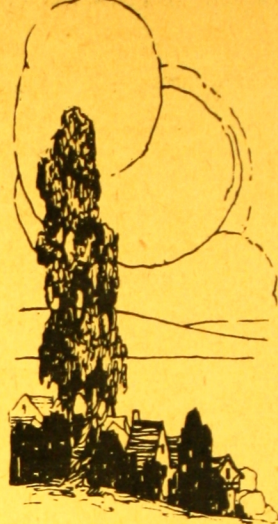
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But the building of a home involves the selection of many different materials, many types of equipment, many items of home furnishings, so be sure to have all the available information.

You will want your home to be up-to-the-minute in every respect — to include the latest improvements, materials, methods and modern conveniences. You will take a greater pride in your home if you include the new devices that save time, labor, space and expense.

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One of the most important questions to consider when building or buying a home is—
Will it be comfortably warm in Winter?

A **Hecla Warm Air Heating Plant** will solve the problem of Winter comfort for you,
Permanently.



The Hecla, Canada's Premier Warm Air Furnace. Made in six sizes, in capacities ranging from 10,000 to 100,000 cubic feet.

THESE ARE THE ESSENTIALS OF A GOOD HEATING PLANT

*It must be **ECONOMICAL** . . .*

The steel ribbed firepots in the Hecla have three times the radiating surface of ordinary plain pots and "Save One Ton in Seven".

Individual Grate Bars in the Hecla save waste of unburned fuel.

*It must be **SAFE** . . .*

Fused joints in the Hecla Radiator prevent leakage of gas or dust.

The circular waterpan in the Hecla provides ample humidity so necessary for good health.

*It must be **DURABLE** . . .*

The steel ribbed firepots in the Hecla are GUARANTEED FOR TWENTY YEARS.

*And above all **IT MUST MAKE THE HOME COMFORTABLE** . . .*

The comfort of mellow air, free from gas or dust — at just the right temperature — and with a minimum of attention, is assured with a Hecla.

Our local representative will be glad to go into the question with you, or, if you prefer to send your plans to us, our Heating Engineers will prepare specifications for a Hecla Heating Plant which we will guarantee to function to your absolute satisfaction.

CLARE BROS. & CO. LIMITED

PRESTON, ONTARIO

Manufacturers of

HECLA WARM AIR FURNACES

JEWEL STOVES AND RANGES

Registered

Flo-glaze PAINTS & ENAMELS

Leave no brush marks.

Once used, they are always used
because they

Gather no dirt but wear clean

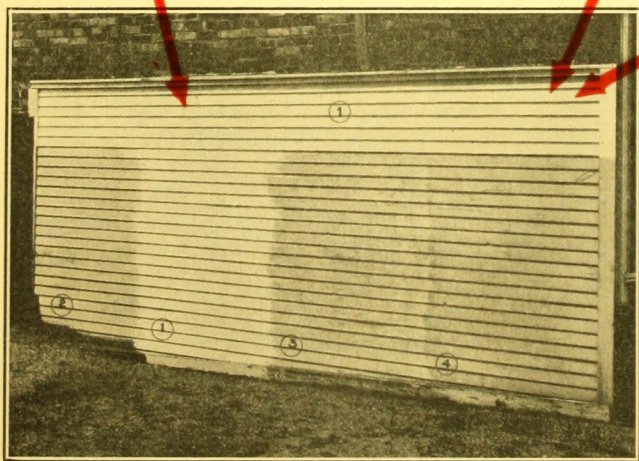
Last without chipping or cracking

Always retain the original color

Zip into a smooth coat behind the brush

Ensure beautiful, lasting results

Made in Canada



Photograph of a panel painted in sections showing 4 years exposure. Notice how the self-levelling qualities of Flo-glaze Paint keeps clean with the natural rains while numbers 2, 3 and 4, competitive brands of high-grade ready-mixed paints, not manufactured by Imperial Varnish & Color Company Limited, hold the dirt and discolour.

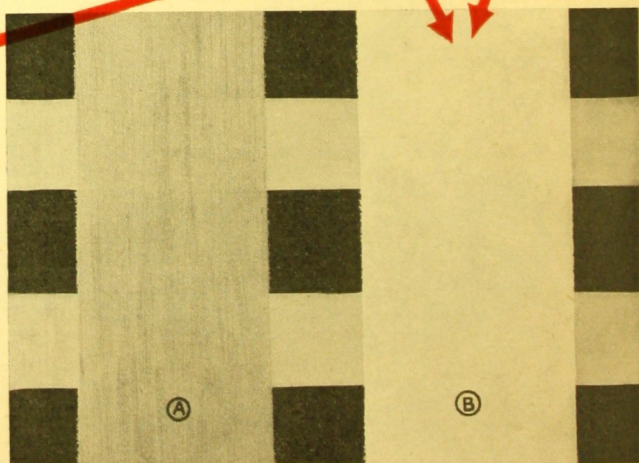
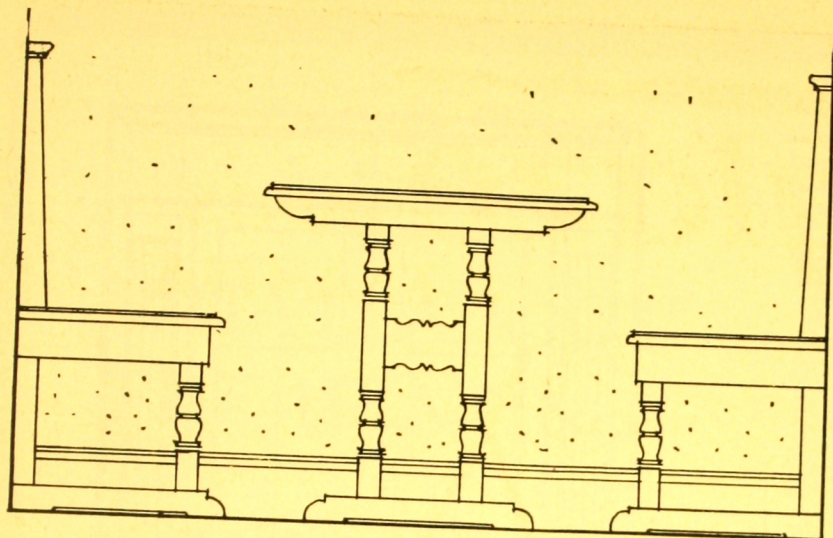
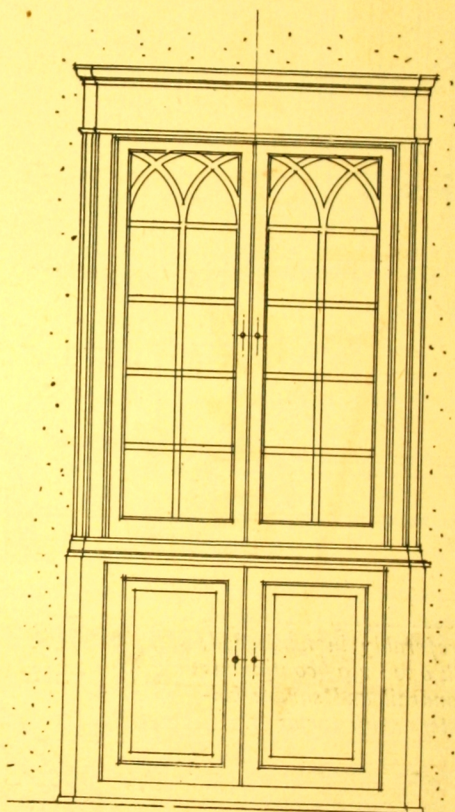
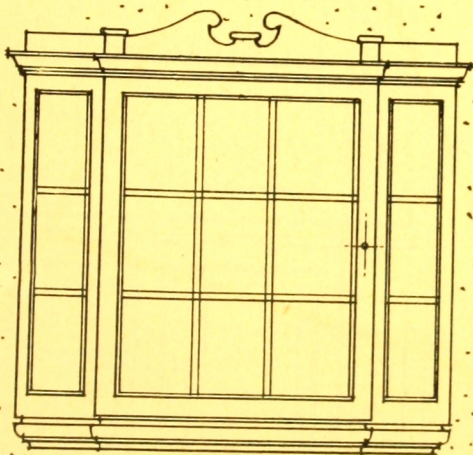


Photo shows a panel that has received: "A"—One coat of a leading competitor's 1st grade Outside White Ready-Mixed Paint. "B"—One coat Flo-glaze 228 Outside White Ready-Mixed Paint. The self-levelling qualities combined with greater covering and hiding capacity of Flo-glaze, marked "B", in comparison with competitive high-grade Outside White Ready-Mixed Paint, marked "A", upholds our claim to Flo-glaze having greater covering and hiding capacity and better appearance.

THE
IMPERIAL VARNISH & COLOR CO.
Head Office TORONTO Canada LIMITED
MONTREAL WINNIPEG VANCOUVER



MILLWORK DETAILS

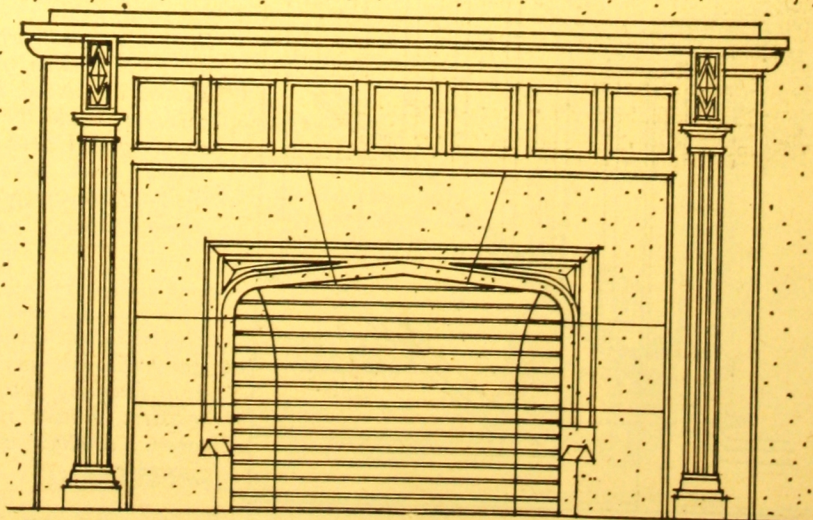


Dining Alcove Set, shows simple treatment with turned legs. Pine for paint should be used, with the turnings tinted in shades to blend with room. (Scale $\frac{3}{4}$ in. = 1 ft.)

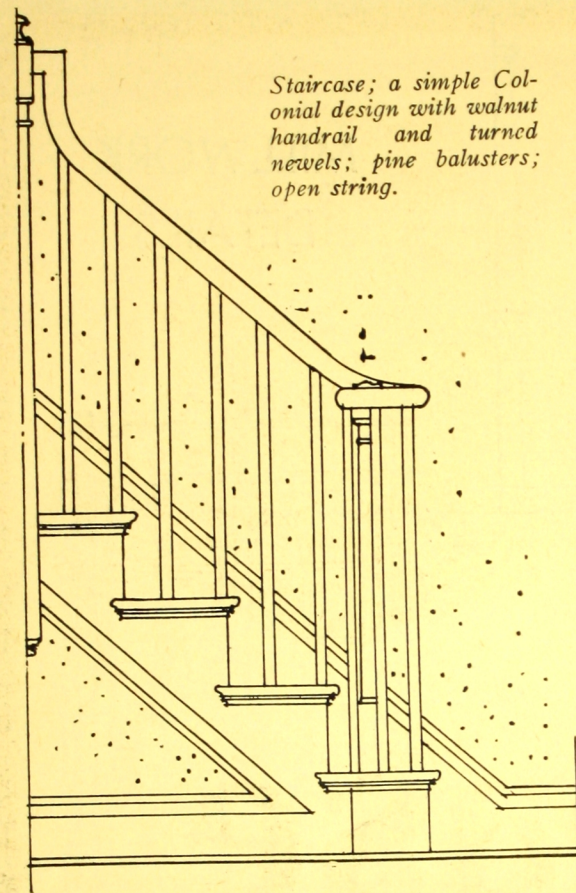
Hanging China Cabinet, constructed of wood to match room. Shelves opposite horizontal divisions should be placed at convenient height from the floor. (Scale $\frac{3}{4}$ in. = 1 ft.)

China Cabinet constructed of wood to match room. Could be placed in recess corner or free-standing. Lower part has covered space. (Scale $\frac{1}{2}$ in. = 1 ft.)

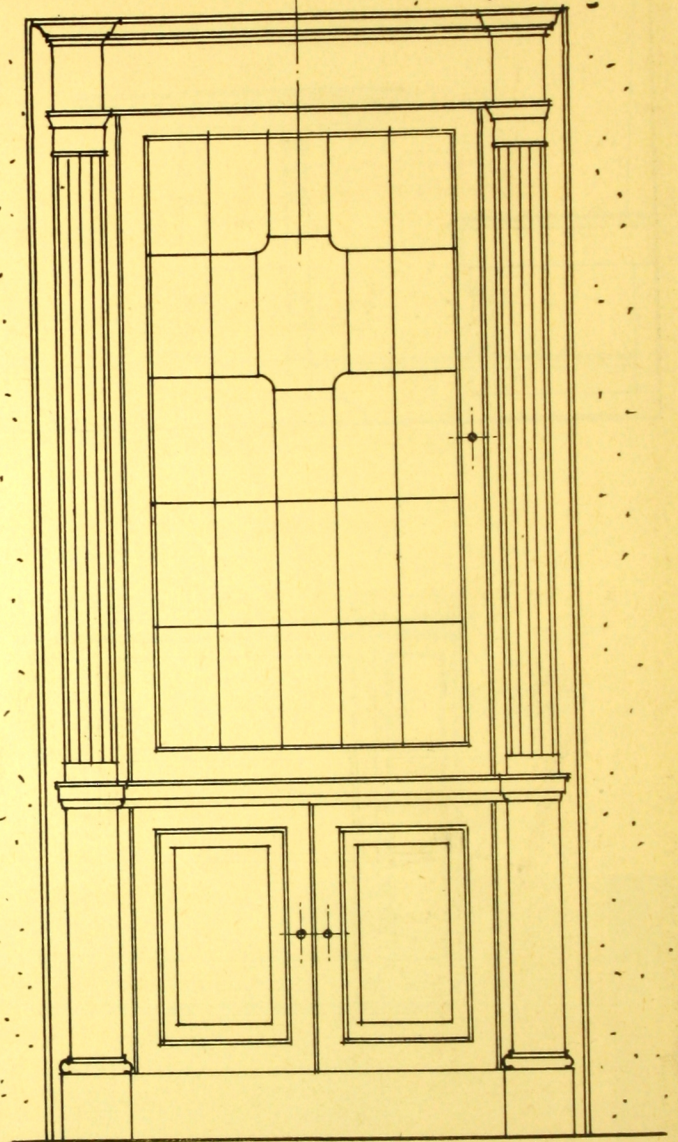
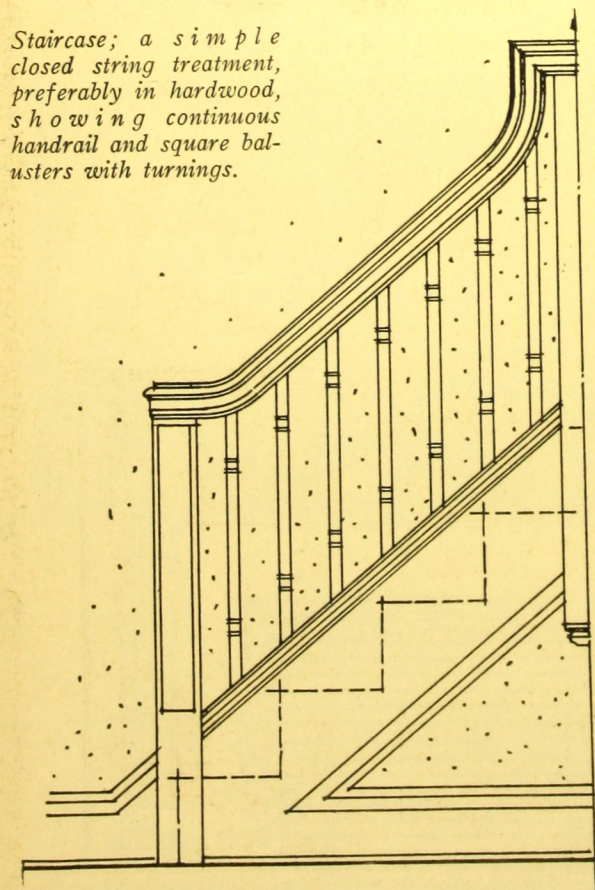
Mantel of English design, oak or walnut preferred, suitable for living-room or den. Illustration shown is Indiana Limestone. (Scale $\frac{3}{4}$ in. = 1 ft.)



Staircase; a simple Colonial design with walnut handrail and turned newels; pine balusters; open string.

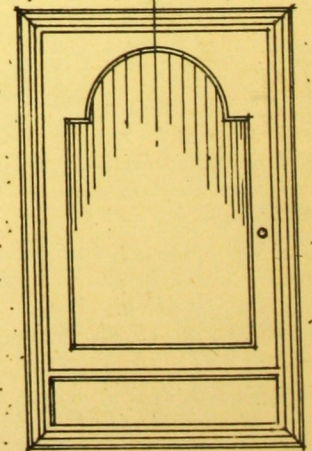


Staircase; a simple closed string treatment, preferably in hardwood, showing continuous handrail and square balusters with turnings.



Bookcase; constructed of wood to match room; shown as placed in recess, or could be free standing. Upper part leaded, with adjustable shelving; lower part cupboard space.

Medicine Cabinet; constructed of wood for paint; fits into any frame wall finishing flush with plaster. Lower space is open. Shelves are adjustable.



Scale of Drawings on this page— $\frac{1}{4}$ -inch = 1 foot.

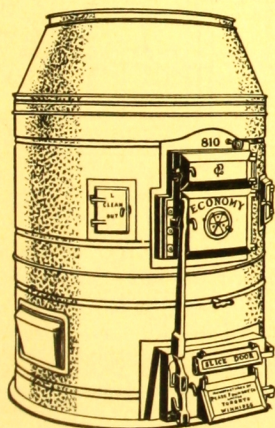
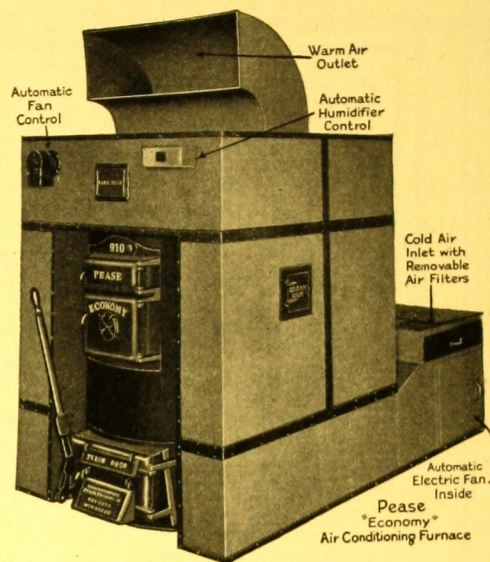
You Carefully Planned
the Building
But

WHAT ABOUT THE HEATING?

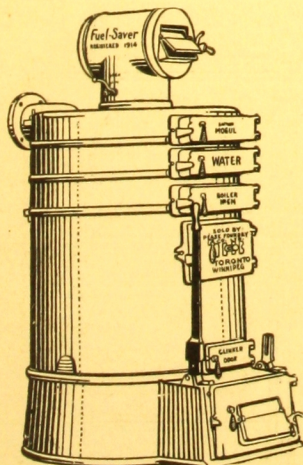
Will it be "Engineered"
or simply "Put In?"

There's a Big Difference

For Over 50 Years



Pease "Economy" Furnace



Pease "Mogul" Boiler

Pease

has been offering to the Canadian public not only an
EXTENSIVE LINE OF HEATING EQUIPMENT

but also a

HEATING ENGINEERING SERVICE — FREE

that has enabled the purchasers to have the installations made according to the most modern standards.

FREE HEATING PLANS

FREE HEATING SPECIFICATIONS

CONVENIENT DEFERRED PAYMENTS

PLACE YOUR HEATING PROBLEM NOW
BEFORE PEASE

OBTAIN A CORRECT PROPOSAL

DON'T GUESS—KNOW WHAT YOU NEED

Pease Systems are sold and installed by Heating Contractors from Vancouver to Halifax in accordance with plans and specifications originating with Pease Engineers.

Write or telephone for more information.

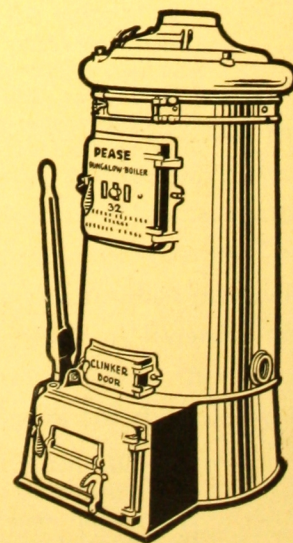
PEASE FOUNDRY COMPANY
LIMITED

118-120 King Street East

TORONTO 2

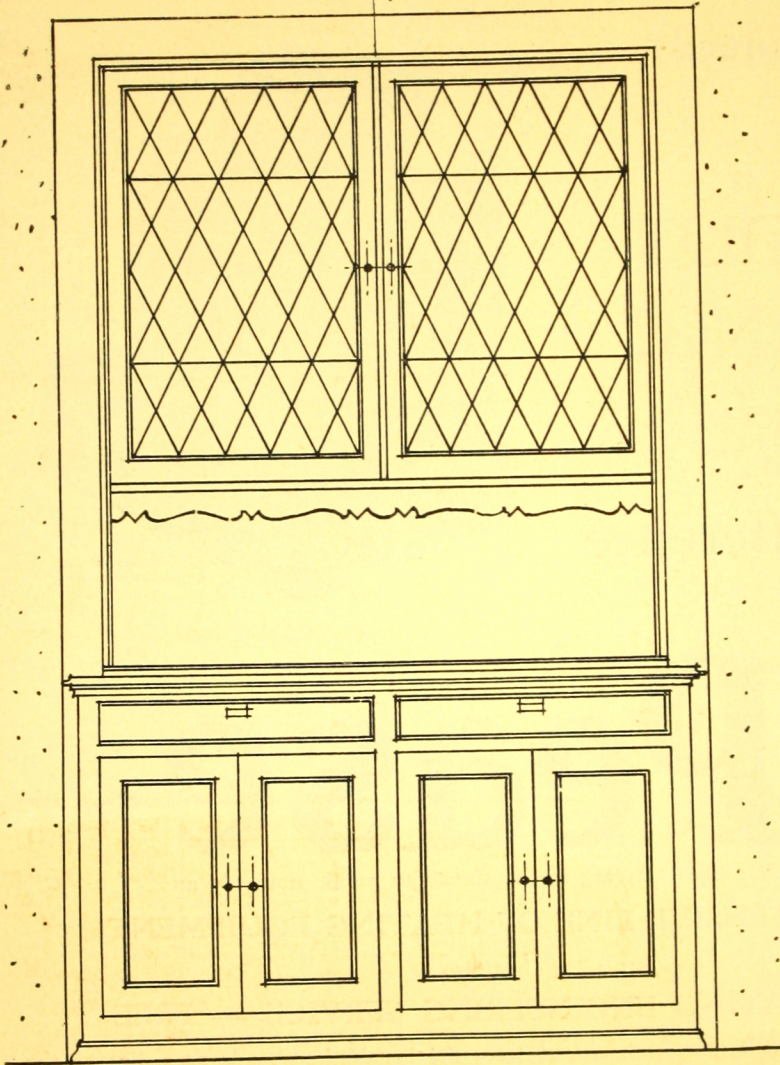
ONTARIO

Telephone ELgin 0101

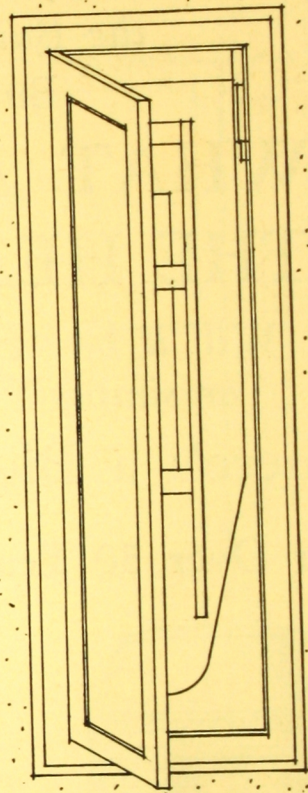


Pease Bungalow Boiler

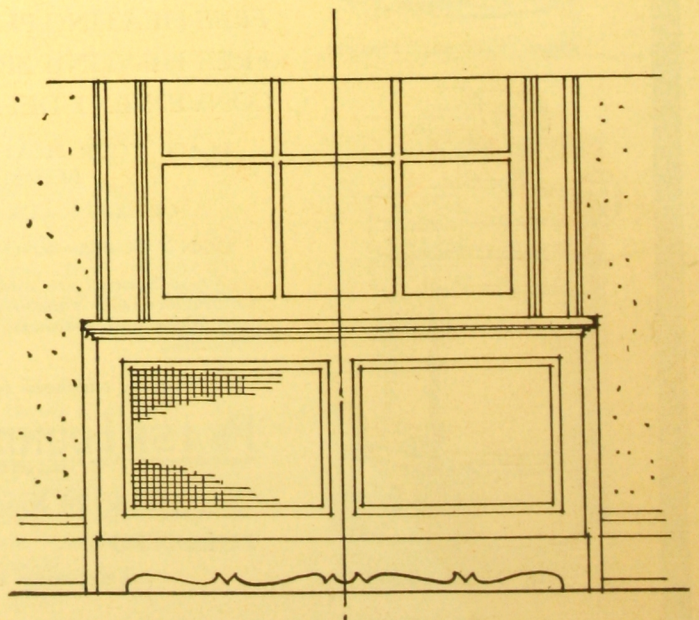
MILLWORK DETAILS



KITCHEN CABINET—Constructed for recess in wall or free standing. Upper part has adjustable shelves and leaded glass doors. Lower section fitted with drawers divided for cutlery and cupboards at bottom.



IRONING BOARD — This ironing board fits into any frame wall. It has adjustable drop leg, giving varied heights.



RADIATOR ENCLOSURE —Constructed of wood to correspond with room. There are hinged metal grilles on front.

Scale of Drawings on this page— $\frac{3}{4}$ " equals 1 foot.

Protect With **STURGEONS**

Products

Solignum Shingle Stains

Hydro-Preservative grade.
Shingle Stain in colors.
Interior decorative shades.

Majorcaulk

Caulking in colors; also for pointing stone, glazing, etc.

Ferrolastic

Metal protective coating in paint form in colors

Super Chromate Primer

Rust inhibiting first coat for metal and under Ferrolastic.

W & W Paint

(a) For concrete floors.
(b) For Stucco, Brick and Concrete.

Flintex

(a) Chemical Concrete Hardener.
(b) Integral, Waterproofing powder.
(c) Accelerator, quickens the set.

Floorseal

Transparent dustproofer for concrete and wood floors.

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Black waterproofing for waterproofing below grade.

Perfexcion

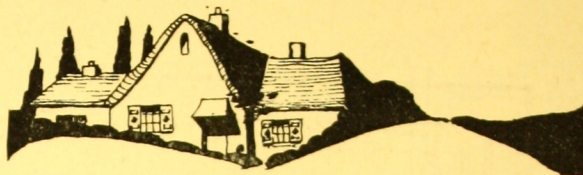
English decorative Enamel in high gloss.

Perfexcion Tints

Flat artistic.
Wall finish.

Solpar Varnishes

In all grades and architectural finishes.



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Toronto.

Gentlemen: I am interested in receiving information and prices regarding the products checked:

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| <input type="checkbox"/> Solignum Interior Stain | <input type="checkbox"/> Majorcaulk |
| <input type="checkbox"/> Perfexcion Enamel | <input type="checkbox"/> Perfexcion Tints |
| <input type="checkbox"/> Hall's Distemper | <input type="checkbox"/> Rylard English Varnish |
| <input type="checkbox"/> Sturgeons Pure Paint | <input type="checkbox"/> Ferrolastic Metal Paint |
| <input type="checkbox"/> Sturgeons Floor Enamel | <input type="checkbox"/> Solignum Dipped Shingles |

Name

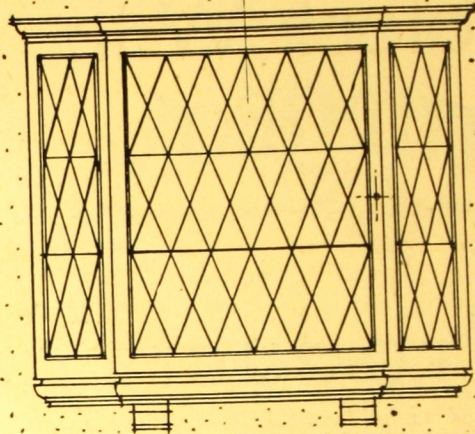
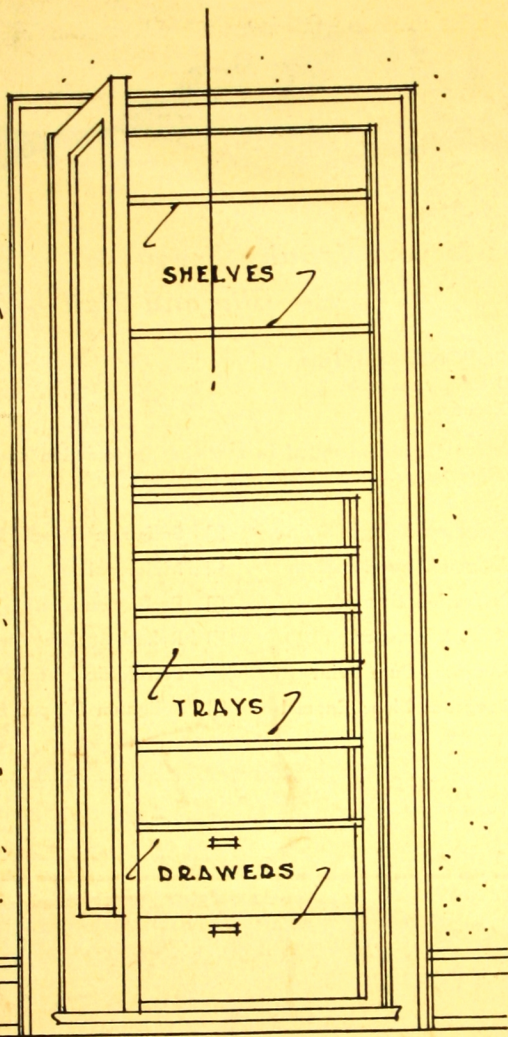
Street City

STURGEONS, LTD., the British Paint Specialists, producers of the well known Solignum Shingle Stains, manufacture finishes and protective coatings of all kinds and supply also certain English products for the finest type of finishing, such as Rylard Varnish, Hall's Distemper and Perfexcion Enamel. Specification data, color cards and prices are yours for the asking—just use the above inquiry form.

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AVENUE,

TORONTO

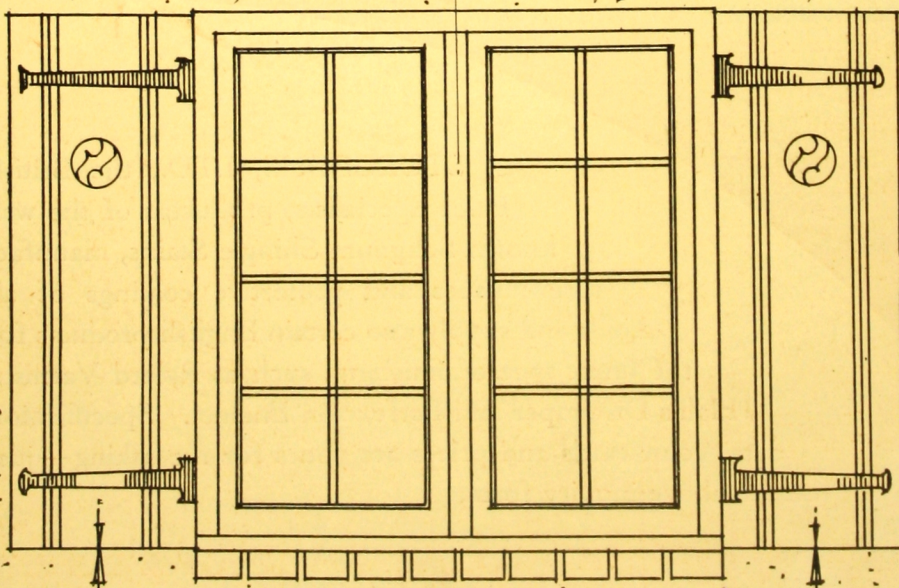


MILLWORK DETAILS

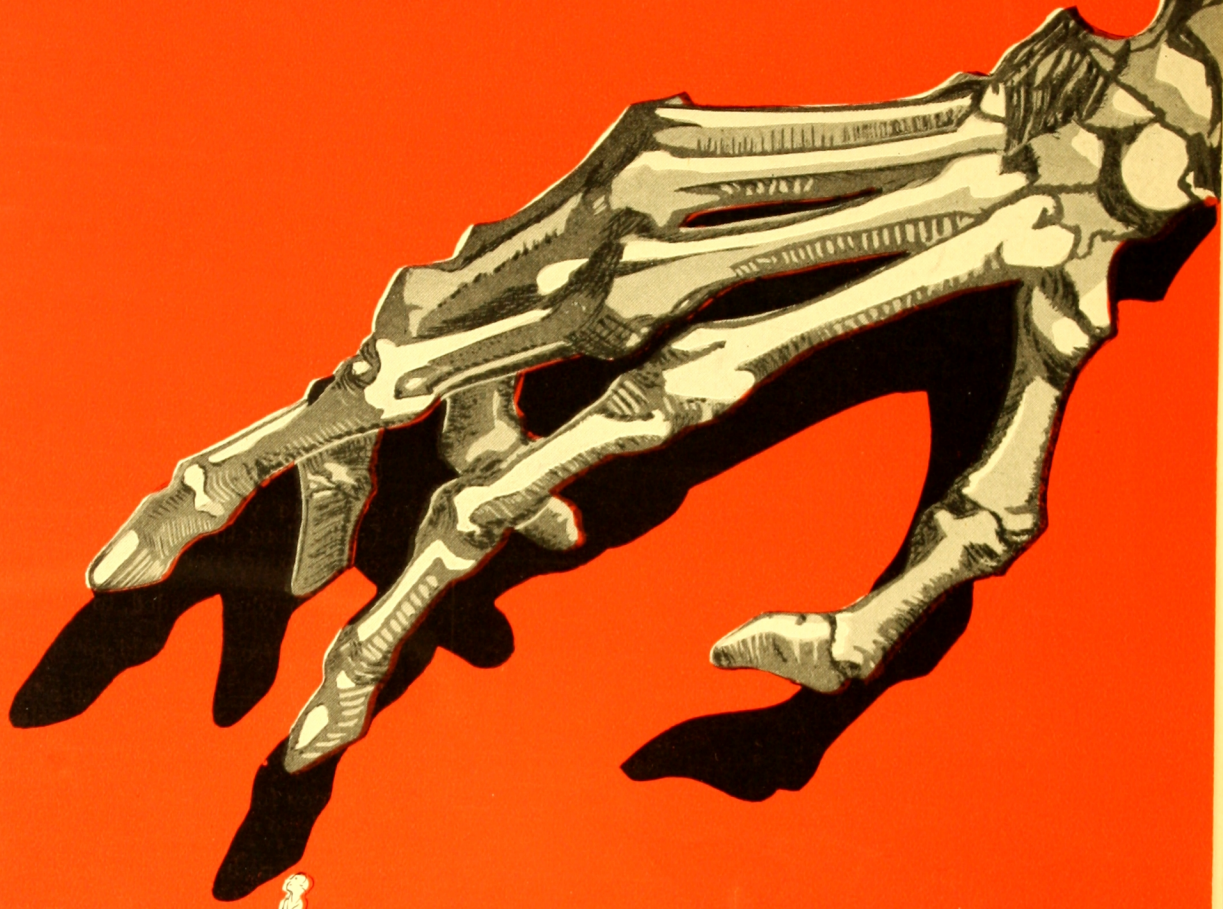
Linen Closet fitted with trays, preferably of birch. Trays of varied depth; lower part contains drawers. (Scale $\frac{3}{4}$ in. = 1 ft.)

Hanging China Cabinet, constructed of wood to match room; shelving adjustable; leaded glazing. (Scale $\frac{3}{4}$ in. = 1 ft.)

Shutters constructed of pine for paint, or cypress for stain. For use with the English or formal type of house. Hardware should be wrought iron. (Scale $\frac{3}{4}$ in. = 1 ft.)



Scale of Drawings on this page— $\frac{3}{4}$ " equals 1 foot.



betrayed » »

Sanitary Sewage Disposal Equipment brings city convenience and cleanliness to unsewered suburban and rural buildings. Kaustine Super Septic Tanks, Chemical Closets and Chlorinators are made in various types and sizes to meet every requirement. They are backed by a consultive engineering service that ensures a dependable and efficient installation on every job.

No community will betray its responsibility for the physical and moral welfare of its boys and girls when it learns that the cost of sanitary sewage disposal is so little. Get the facts. Kaustine has installed modern equipment in thousands of rural schools all over Canada and the United States as well as in homes, churches, camps, etc. Kaustine Super Septic Tanks, Chemical Closets and Chlorinators are sponsored by eminent health authorities. Invest a three-cent stamp and learn what we can do for you. Write today.

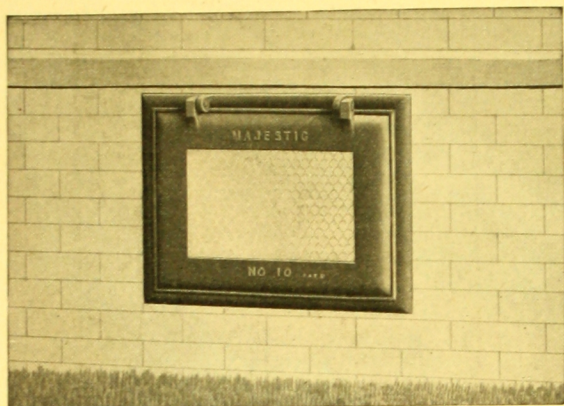
Kaustine Manufacturing Company
Limited

Dundas

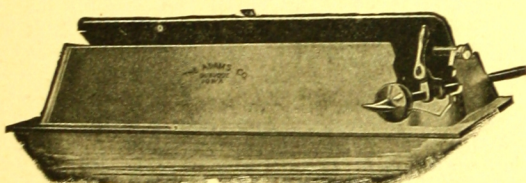
Ontario



Majestic Building Specialties



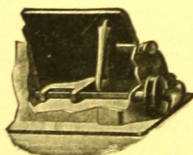
MAJESTIC COAL CHUTES
Supplied in 2 styles, 5 sizes.



MAJESTIC DOME DAMPER

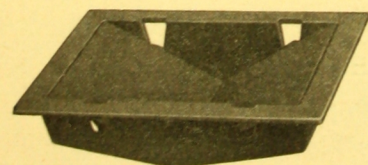
Fitted for either front or right end control of Damper.

Made in 5 sizes.

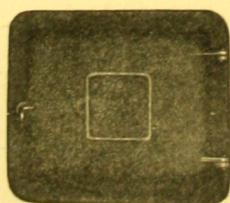


BANNER DOME DAMPER
Fitted with centre ratchet control of Damper.

Made in 5 sizes.



AUTOMATIC ASH DUMP



HINGED ASH PIT DOOR
Made in 3 sizes.

We manufacture many other building specialties which are illustrated in our special catalogue, in which detailed information of sizes, etc., are given.

Send for a **FREE** Copy of this Catalogue

THE GALT STOVE & FURNACE CO. LTD.
GALT, ONTARIO

A HOUSING "BILL OF RIGHTS"

Every Canadian family has a Right

To the right kind of a home.

To a home that is safe, decent, comfortable.

To an ample supply of pure running water.

To sunshine in every room for at least part of the day; to the free admittance into the home of the health-giving ultra-violet rays; to abundance of light.

To adequate ventilation; to moving air; to cross-ventilation; to air that is neither too hot nor too cold, too dry nor too moist.

To warmth when needed, to coolness when required.

To freedom from fire and conflagration hazards.

To healthful surroundings; to adequate sanitation; to modern plumbing; to the exclusive use of sanitary conveniences; to adequate bathing facilities.

To privacy for the family itself and for the individual members of that family.

To spaciousness, both in the home and around it.

To insulation against dampness, against noise, against heat, against cold.

To a home designed, primarily, with reference to the efficiency of its functioning as a home; to its convenience of living.

To a home that is well-built, that will not depreciate rapidly; to sound materials and workmanship.

To a home that is not too costly to buy or to maintain.

To a home in a setting of natural beauty.

To a garden; to trees and grass and shrubs.

To beauty, within and without.

To opportunity for out-door living.

To a home that is a place of wholesomeness, cleanliness, order, cheerfulness, tranquility, comfort, restfulness, attractiveness.

To a home where the processes of living and the common tasks of daily family life may be performed without waste of time or effort and with a minimum of friction.

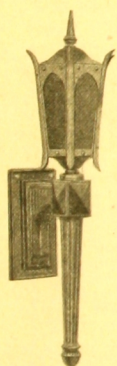
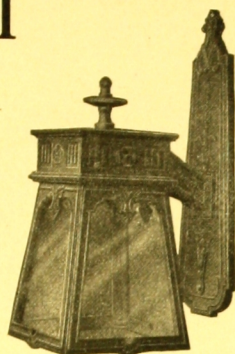
To a home where the home-maker's work is a pleasure and not drudgery.

To a home that is a place of serene, peaceful, happy and harmonious family life.

To a home where music, Nature, literature and art perform their functions in the enrichment of life.

To a home where social life with neighbors and friends may flower and develop, where good manners and the amenities of civilized existence may flourish.

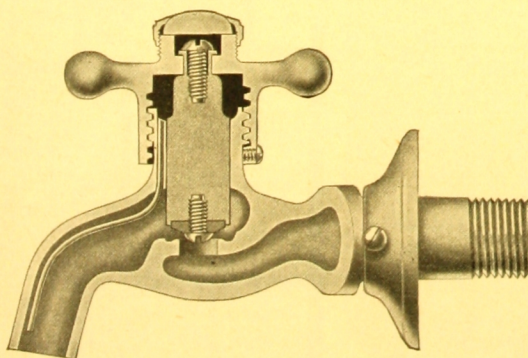
The Choice of Thoughtful Home Builders



"FIRST impressions count." That's why Hall, Porch and Outdoor Lanterns are so important. Perfect accord with architecture—beauty of design—painstaking care in the making—outstanding value—are features that make these and other KONDU ORNAMENTAL BRACKETS the choice of discriminating buyers. A complete line is illustrated in catalogue sent on request. Special designs are made to order. Submit rough drawing and quotation will be returned.

AVOID LEAKY TAPS IN YOUR NEW HOME

Eliminate waste—damp—overflows—rust—and the incessant drip—drip—of old-style taps. At no greater cost you can install KONDU NEVER-DRIP FAUCETS.



Write for Price and Folder

KONDU MFG. COMPANY LTD.

Manufacturers of Threadless Fittings, Threaded Conduit Fittings, Drawn Steel Boxes, and other specialties for Electric Wiring.

Preston, Ontario

NOW

is the Best Time to install

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to End Draughts—Keep Warm—and Save Fuel Next Winter

HOW often last winter was your house uncomfortably chilly because of the icy draughts that blew in around doors and windows? How often did you make up your mind that you would not go through such a winter again—but that next year you would have the comfort of Chamberlin Metal Weather Strips? Don't forget last winter's experience. Make good on your resolve! And remember that now is the time to install Chamberlin Metal Weather Strips—now, before the cold weather sets in again. Chamberlin Metal Weather Strips shut out window, steel casement and under-door draughts and enable you to maintain uniform temperature throughout the house. They cut your yearly fuel bills anywhere from 20 to 40%. In the meantime, they bar the dirt, soot and rain which depreciates

STOP THIS HOLE IN THE WALL



your draperies and furnishings. Their small cost will surprise you—in fact, they pay for themselves many times over.

Send the coupon below today.

The Chamberlin Metal Weather Strip Co., Limited
Kingsville, Ontario

The Chamberlin Metal Weather Strip Company, Limited, Kingsville, Ont.

Please send me literature on Chamberlin Metal Weather Strips and Inside Door Bottoms. Also an approximate estimate for weather stripping my home which has..... windows and..... doors.

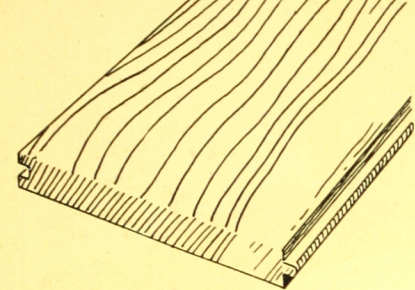
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LINE YOUR CLOTHES CLOSETS WITH AROMATIC RED CEDAR



Line every closet with it when building. Takes the place of lath and plaster and costs very little more.

Aromatic Cedar lined closets are a feature that are demanded. Formerly a luxury, they are now considered a necessity. They unquestionably help the sale and rental of homes and apartments.

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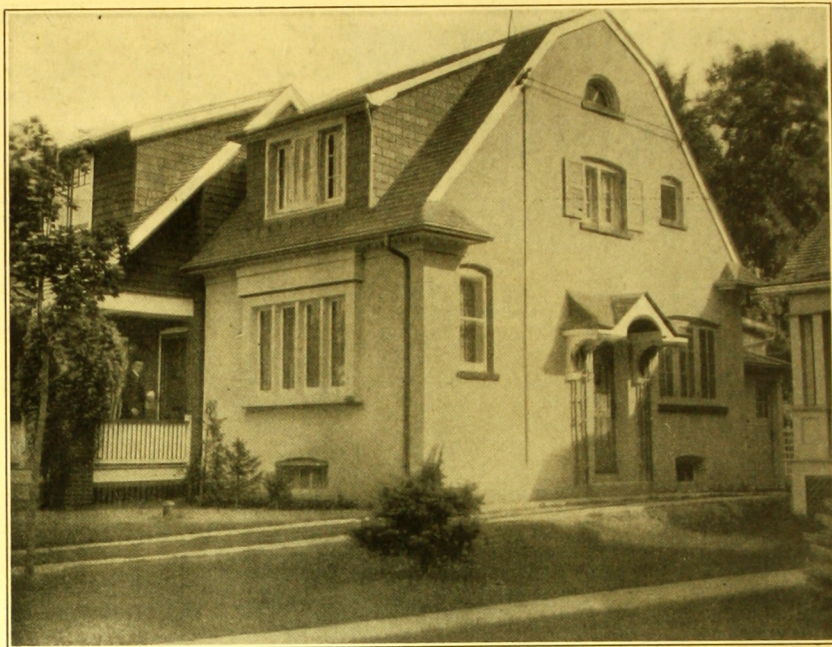
MODERNIZE

The cost of lining is small so that the average person can easily afford this desirable improvement.

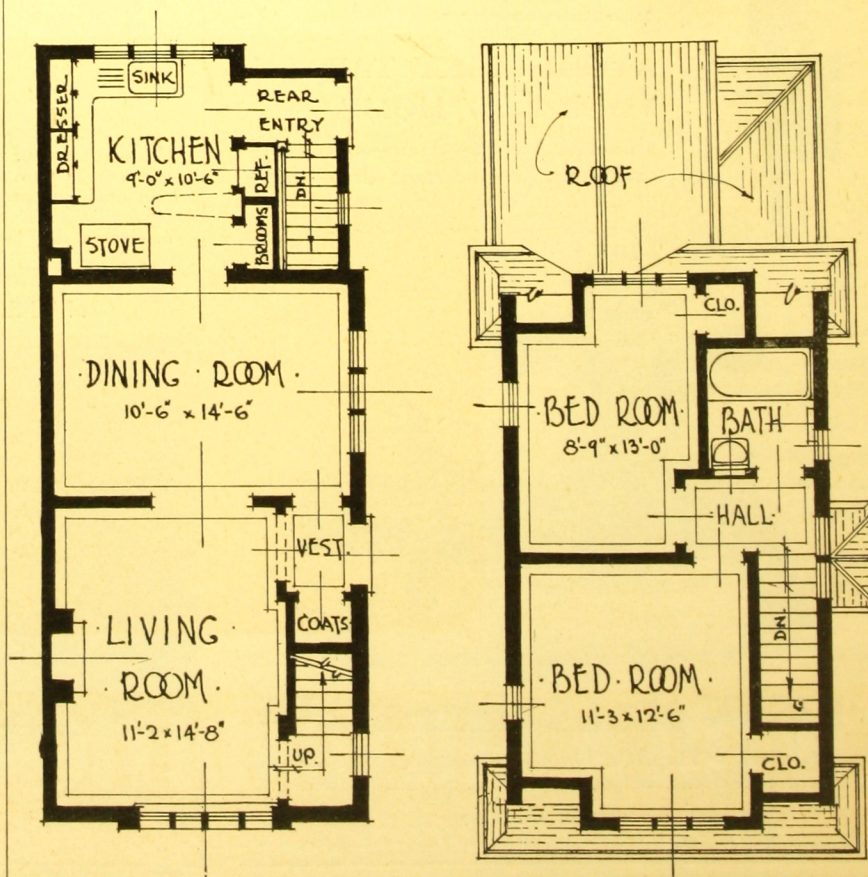
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ORILLIA ONTARIO



TO permit a centre-hall plan, this home at 507 Merton Street, built by Arthur Brockington, was placed sideways on the 25 ft. lot, the adjacent house being so situated as to make such treatment practicable. The dignified simplicity of the Colonial exterior corresponds with the advantageously arranged floor plan. Size, 16 ft. x 38 ft.; contents, 13,800 cubic feet.





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AIR CONDITIONING SYSTEM

the modern, healthful method of Heating – and Ventilating

It is the firm belief of progressive and well-informed heating and building contractors everywhere that in a very short time house heating will be completely revolutionized. Air Conditioning—now recognized as the most healthful form of heating—will be installed in greatly increased numbers each year in the better homes.

The NEW IDEA Air Conditioning system is and will continue to be a leader in this movement for better, more efficient, more healthful heating.

The public is being rapidly educated to the advantages of NEW IDEA Air Conditioning, which makes a home thoroughly modern, thereby adding hundreds of dollars to the resale value. Homes without Air Conditioning cannot now be called really modern.

1. Circulates warm pure air under gentle pressure.
2. Filters air of dust and dirt by scientific process.
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4. Cools the air in home in summer.
5. Costs but very little more than installation of Hot Water or Steam Heating Systems.

NEW IDEA Air Conditioning Systems are perfected in every detail. They are electrically controlled, entirely automatic and require no attention. Cellars are free from pipes. Guaranteed to give 100% satisfaction. Every installation is planned and supervised by experienced Heating Engineers.

NEW IDEA Air Conditioning Systems cost very little more than the installation of a hot water or steam heating system. So before you build get in touch with us. We will gladly submit full information and plans. Write for booklet "Air Conditioned Homes". It's free.

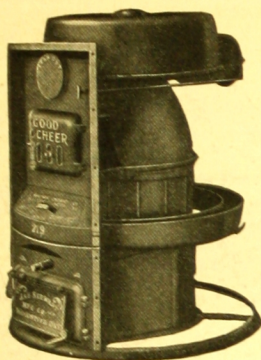
NEW IDEA FURNACES LIMITED
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NEW IDEA AIR CONDITIONING SYSTEMS
for Homes, Churches, Schools and Public Buildings

"Good Cheer" WARM AIR FURNACES

Cover Every Modern Feature of Real Merit in Furnace Construction

We welcome comparison—and your time will be well spent in studying the



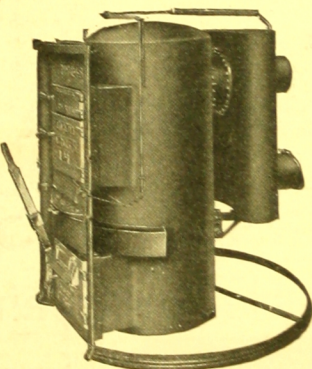
"Good Cheer"

All Cast Furnace

TONS OF FUEL CAN BE SAVED over the average furnace by the proper use of the special radiator damper.

The CIRCLE WATER PAN has no equal. It's properly located and no one can belittle its efficiency. It's a wonderfully reasonable means of supplying healthful heat.

MANY SPECIAL FEATURES are covered by our Latest Literature.



"Good Cheer" Steel Boiler Plate Furnace

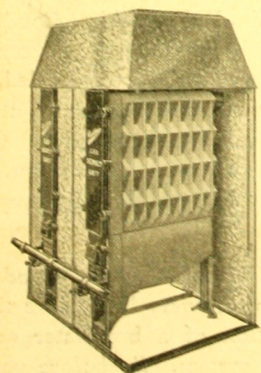
THE BEST IN STEEL CONSTRUCTION.

Built to burn all kinds of fuel—Hard or Soft Coal, Coke or Oil.

The Original Ideas in construction are the outcome of engineering tests in burning cheap fuel successfully.

ELECTRIC WELDED SEAMLESS BODY

surpasses all other methods of construction.



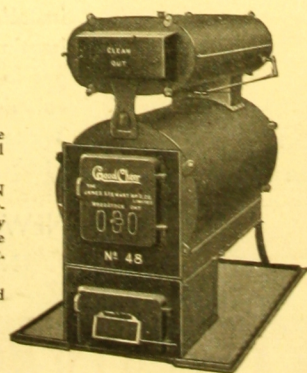
"Good Cheer" Gas Furnace

Gas — THE PERFECT FUEL — a 100% Automatic Source of Heat. Dependable, clean, odorless, noiseless, healthful and safe.

IT WILL PAY TO INVESTIGATE if you are on a gas line.

The control equipment and general construction is on a par with any system in America.

OUR REFERENCES WILL PROVE INTERESTING.



"Good Cheer" Wood Furnace

Burns Wood with twice the economy of a combination coal and wood furnace.

THE IMPROVED DESIGN over the old type of wood furnace means greater efficiency and fuel economy, longer life and perfect control of the heat. A STRONG POINT—

Coal Linings can be installed later if desired.

Write direct for Special Literature

The James Stewart Mfg., Co., Limited

Builders of Heating Equipment Since 1845
WINNIPEG, MAN. WOODSTOCK, ONT.

A HOUSING "BILL OF RIGHTS"

Every Canadian home dweller has a **Right** to live in a Community

Where he may breathe air that is free from smoke, dust and other impurities injurious to health.

Where the street system is so designed and orientated and buildings are so laid out that a maximum of sunshine will be obtained in the home.

Where private residences are kept separate from apartment houses, business and industry.

Where too intensive land occupancy is prevented.

Where there are no slums or blighted areas.

Where there are no noisome alleys—unpaved, uncleaned, unlighted, unpoliced.

Where the home is not too near railroads, aviation landing fields, public garages, stables, dumps, marshes or obnoxious industries.

Where there are no "moral nuisances" such as disorderly houses, centres of liquor traffic, gambling houses.

Where the streets are planted with grass and trees, affording grateful shade and pleasant vistas.

Where peace and quiet are secured through the setting back of homes from the noise of the street.

Where natural beauty is conserved and home sites are developed with relation to the topography, utilizing to best advantage valleys, ridges, woods and streams.

Where the amenities of residential districts are preserved by keeping them free of disfiguring advertising signs.

Where there are the necessary utilities that make a civilized urban existence possible—such as water supply, sewers, paved streets, lighting, heat, &c.

Where the recreational needs of all the family are adequately met.

Where the safety of children is ensured by so designing the street system that no child has to cross a street at grade on the way to school or playing field.

Where no main traffic arteries disturb the peace and quiet of residential districts.

Where the neighborhood is a self-contained community developed along organic lines and provided with adequate educational, recreational, social, cultural and shopping facilities and the other amenities of civilized living.

L. V.

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Issued Annually by the Home Builders' Service Bureau
31 WILLCOCKS ST. TORONTO

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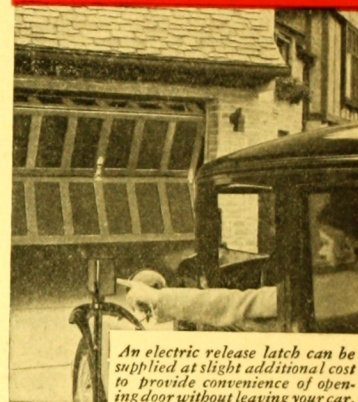
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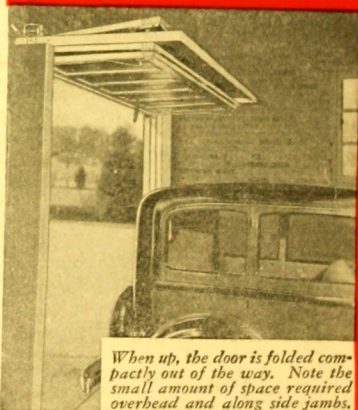
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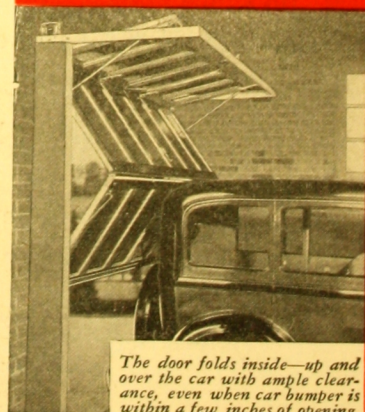
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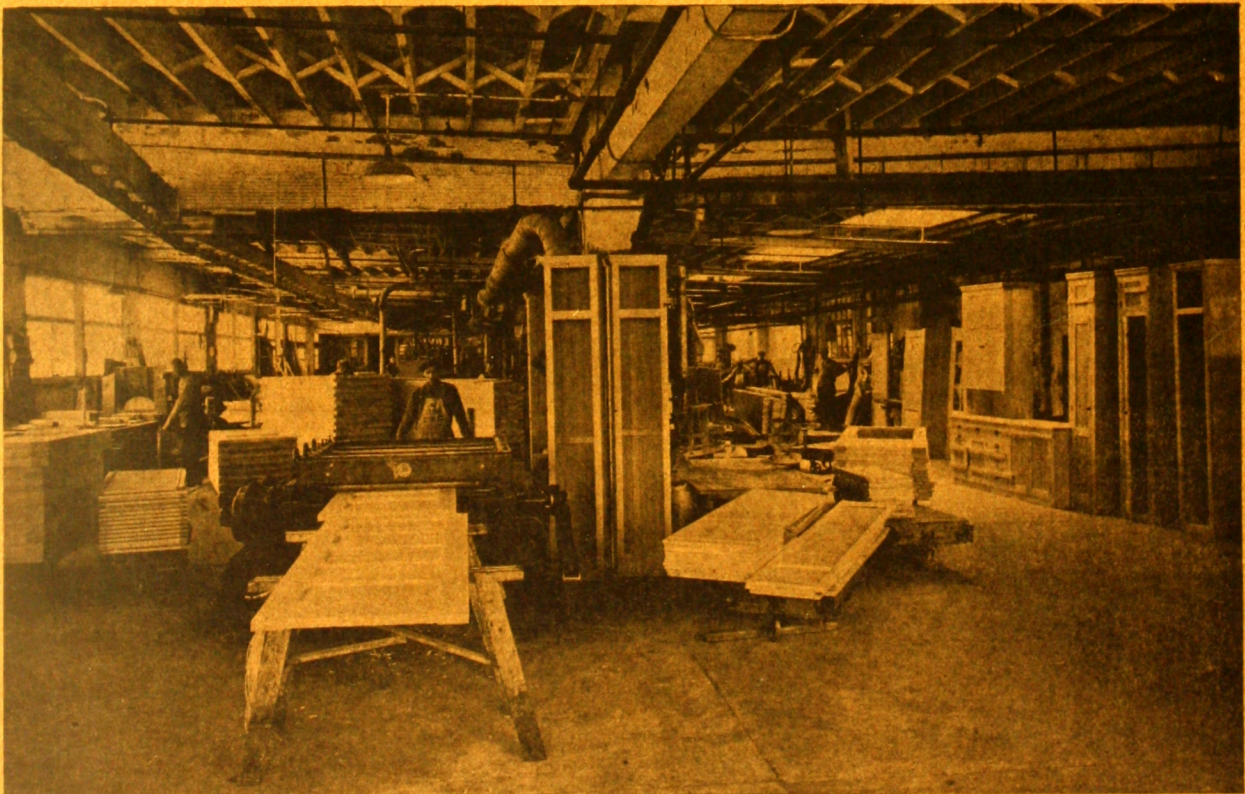
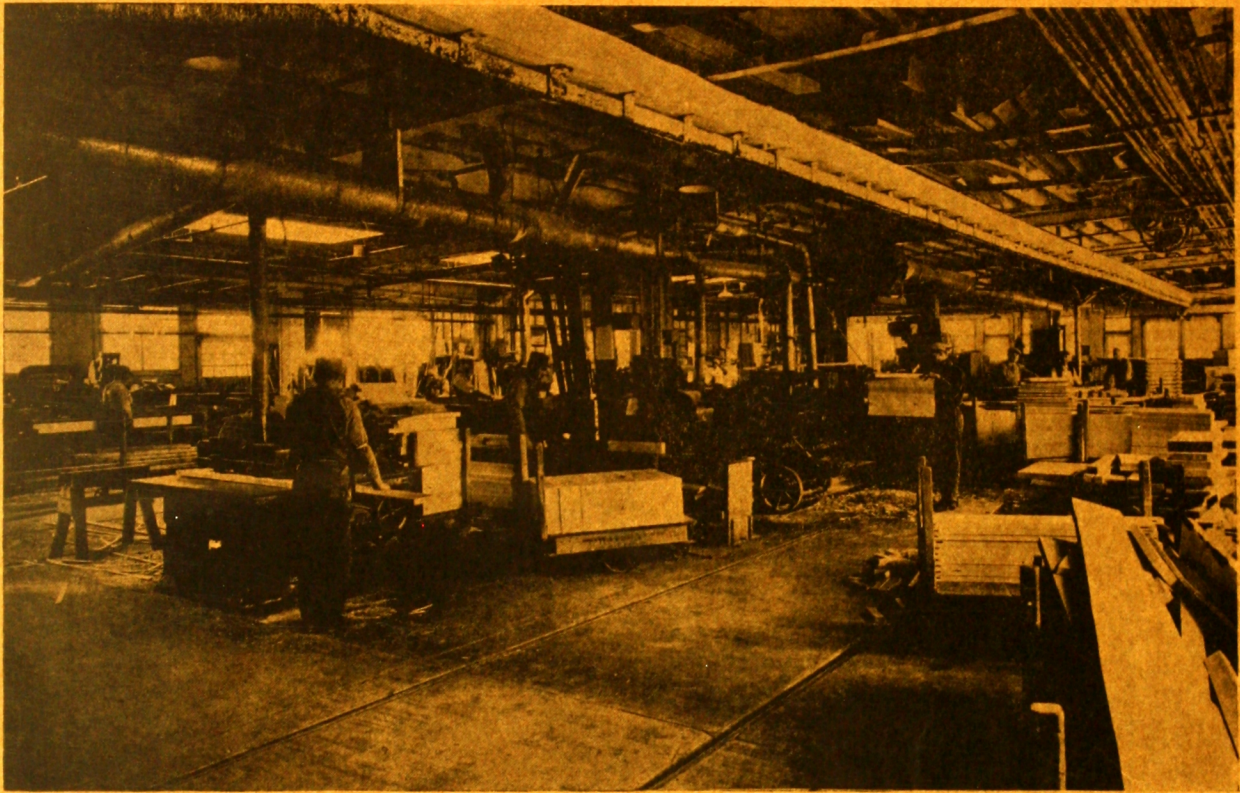
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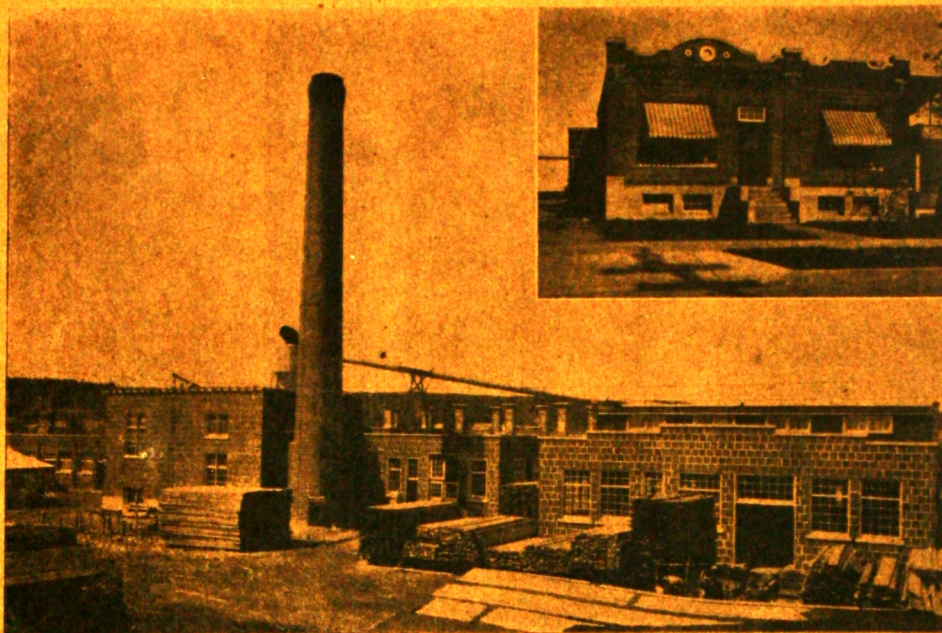
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